

Statement of Information

20 STEPHENSON ROAD, NICHOLSON, VIC 3882

PREPARED BY SALES BAIRNSDALE, LJ HOOKER BAIRNSDALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 STEPHENSON ROAD, NICHOLSON, VIC 🕮 - 🕒 - 😂 -







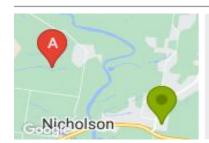
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$475,000

Provided by: Sales Bairnsdale, LJ Hooker Bairnsdale

MEDIAN SALE PRICE



NICHOLSON, VIC, 3882

Suburb Median Sale Price (Vacant Land)

\$330,000

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



72 WOMBAT DR, NICHOLSON, VIC 3882







Sale Price

\$485,000

Sale Date: 24/08/2022

Distance from Property: 3.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	20 STEPHENSON ROAD, NICHOLSON, VIC 3882
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Indicative selling price

For the meaning of this price se	e consumer.vic.gov.au/underquoting
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Single Price:	\$475,000
Single Price:	\$475,000

Median sale price

Median price	\$330,000	Property type	Vacant Land	Suburb	NICHOLSON
Period	01 October 2022 to 30 September 2023		Source	pricefinder	

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale	
72 WOMBAT DR, NICHOLSON, VIC 3882	\$485,000	24/08/2022	

This Statement of Information was prepared on:

07/12/2023

