

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

121 KOORLONG AVENUE NICHOLS POINT VIC 3501

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Nichols Point

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

461-463 IRYMPLE AVENUE NICHOLS POINT VIC 3501	\$695,000	15-Jun-22
144 MORPUNG AVENUE IRYMPLE VIC 3498	\$640,000	03-Jun-22
3025 ELEVENTH STREET IRYMPLE VIC 3498	\$610,000	28-Feb-22

OR

**B\*** 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.

This Statement of Information was prepared on: 15 November 2022



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**461-463 IRYMPLE AVENUE  
NICHOLS POINT VIC 3501**

3 2 2

Sold Price **\$695,000** Sold Date **15-Jun-22**

Distance **1.14km**

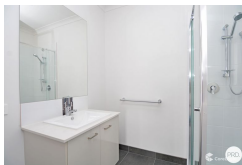


**144 MORPUNG AVENUE IRYMPLE  
VIC 3498**

3 2 4

Sold Price **\$640,000** Sold Date **03-Jun-22**

Distance **2.37km**



**3025 ELEVENTH STREET IRYMPLE  
VIC 3498**

4 2 2

Sold Price **\$610,000** Sold Date **28-Feb-22**

Distance **1.61km**

RS = Recent sale      UN = Undisclosed Sale

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