

# 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 or locality and postcode

33 Nicholls Road, Daisy Hill Vic 3465

### 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

\$450,000

or range between

\$\*

&

\$

### \* Median sale price

Median price

\$

Property type

Suburb

Period - From

to

Source

### Comparable property sales

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

55 Nicholls Road, Daisy Hill Vic 3465	\$410,000	10/12/2020
72 Dehnerts Road, Daisy Hill Vic 3465	\$449,000	01/07/2021
34 George Cook Drive South, Daisy Hill Vic 3465	\$475,000	17/05/2021

This Statement of Information was prepared on: 23/08/2021