

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

53 COOKE STREET NICHOLS POINT VIC 3501

Indicative selling price

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

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Nichols Point

Period-from

01 Sep 2023

to

31 Aug 2024

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

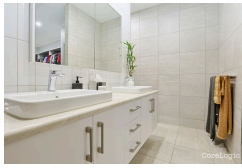
Date of sale

10 PROVIDENCE DRIVE MILDURA VIC 3500	\$1,315,000	21-Mar-24
17 CAMBRIDGE TERRACE MILDURA VIC 3500	\$1,275,000	19-Apr-24
12 ROY HARWOOD DRIVE IRYMPLE VIC 3498	\$1,250,000	07-Feb-24

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: 30 September 2024



**10 PROVIDENCE DRIVE MILDURA
VIC 3500**

Sold Price

\$1,315,000

Sold Date

21-Mar-24



4



3



2

Distance

10.52km



**17 CAMBRIDGE TERRACE MILDURA
VIC 3500**

Sold Price

\$1,275,000

Sold Date

19-Apr-24



4



2



2

Distance

9.25km



**12 ROY HARWOOD DRIVE IRYMPLE
VIC 3498**

Sold Price

\$1,250,000

Sold Date

07-Feb-24



3



2



2

Distance

4.22km

RS = Recent sale

UN = Undisclosed Sale

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