

# 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

4 Nicholls Court, White Hills Vic 3550

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$295,000 & \$315,000

#### Median sale price

Median price \$291,750 House ☒ Unit ☐ Suburb or locality White Hills

Period - From 01/01/2018 to 31/12/2018 Source REIV

#### 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 eighteen 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 |
|---|----------------------------------|-----------|--------------|
| 1 | 14 Finn St WHITE HILLS 3550      | \$315,000 | 24/04/2018   |
| 2 | 27 Thunder St NORTH BENDIGO 3550 | \$310,000 | 04/06/2018   |
| 3 | 54 Nolan St NORTH BENDIGO 3550   | \$295,000 | 26/04/2018   |

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 eighteen months.



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 732 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$295,000 - \$315,000  
**Median House Price**  
Year ending December 2018: \$291,750

## Comparable Properties



**14 Finn St WHITE HILLS 3550 (VG)**

**Agent Comments**

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**Price:** \$315,000  
**Method:** Sale  
**Date:** 24/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx



**27 Thunder St NORTH BENDIGO 3550 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$310,000  
**Method:** Sale  
**Date:** 04/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 843 sqm approx



**54 Nolan St NORTH BENDIGO 3550 (REI/VG)**

**Agent Comments**

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**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 26/04/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 627 sqm approx