Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е				
Address Including suburb and postcode	135 FIFTH 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	\$320,000	&	\$350,000
Median sale price					
Important advice about the ninformation providing mediar sale is situated, and our sale 47AF (2)(b) of the Estate Ag Comparable property sale	n sale prices of residential es records (if any), did not ents Act 1980.	property in the s provide a media	suburb or locality in v n sale price that met	vhich the pr	operty offered for
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	Da	ate of sale
OR			,		

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: 28 August 2025



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