

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

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

Median sale price

Median price \$291,750 House X 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

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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