

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

8A STEPHENSON ROAD NICHOLSON VIC 3882

Indicative selling price

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

Single Price

\$985,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Nicholson

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

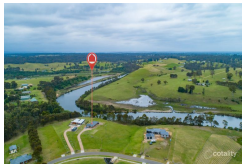
36 PARKSIDE DRIVE NICHOLSON VIC 3882	\$805,000	21-May-24
20 WILLIAM COURT LUCKNOW VIC 3875	\$1,050,000	24-Jul-25
15 ROSELEIGH PLACE WY YUNG VIC 3875	\$1,075,000	05-Jun-24

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.~~

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**36 PARKSIDE DRIVE NICHOLSON
VIC 3882**

 4  2  2

Sold Price

\$805,000

Sold Date

21-May-24

Distance

2.32km



**20 WILLIAM COURT LUCKNOW
VIC 3875**

 5  3  5

Sold Price

\$1,050,000

Sold Date

24-Jul-25

Distance

10.61km



**15 ROSELEIGH PLACE WY YUNG
VIC 3875**

 4  2  4

Sold Price

\$1,075,000

Sold Date

05-Jun-24

Distance

12.43km

RS = Recent sale

UN = Undisclosed Sale

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