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	Lot 13 / 155-159 KOORLONG AVENUE NICHOLS POINT VIC 3501			
Indicative selling price				
For the meaning of this price	e see consumer.vic.gov.	au/underquoting (*Delet	te single price or rai	nge as applicable)
Single Price	\$299,000	or range between		&
Median sale price				
Important advice about the n information providing median sale is situated, and our sale 47AF (2)(b) of the Estate Ag Comparable property sa	n sale prices of residenties records (if any), did no ents Act 1980.	al property in the suburt ot provide a median sale	b or locality in which e price that met the	h the property offered for
A* These are the three p	oroperties sold within fiv	e kilometres of the prop ders to be most compara	erty for sale in the l	
Address of comparable pro	operty		Price	Date 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: 24 November 2025



В*

Price List

Lot #	Size	Price	
1	1825m2	\$326,000	
2	1823m2	\$323,000	
3	1828m2	\$326,000	
4	1821m2	\$326,000	
5	1821m2	\$329,000	
6	1819m2	SOLD	
7	1831m2	\$334,000	
8	1831m2	SOLD	
9	1819m2	\$329,000	
10	1821m2	\$326,000	
11	1821m2	\$326,000	
12	1808m2	\$320,000	
13	1995m2	\$ <u>299</u> ,000	
14	1861m2	\$323,000	
15	1802m2	\$320,000	
16	1802m2	\$320,000	
17	1802m2	\$320,000	
18	1802m2	\$320,000	
19	1802m2	\$320,000	
20	2311m2	\$409,000	
21	1909m2	\$353,000	
22	1805m2	\$299,000	
23	1805m2	\$319,000	