

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

Lot 13 / 155-159 KOORLONG AVENUE 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

\$299,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

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.

This Statement of Information was prepared on: 24 November 2025

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>\$299,000</u>
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