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	Lot 4, 285 Nicholson-Sarsfield 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	$295,000	or range between	$	&	$

Median sale price

Median price	$203,950	Property type	Land	Suburb	Nicholson
Period - From	01 Oct 2020	to	30 Sep 2021	Source	Corelogic

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
12 Parkside Drive, Nicholson VIC 3882	$260,000	02-Feb-21
16 Parkside Drive, Nicholson VIC 3882	$265,000	09-Feb-21
28 Parkside Drive, Nicholson VIC 3882	$250,000	13-Feb-21

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: 29th October 2021