

# Statement of Information Internet advertising for single residential property located within or outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Indicative selling price

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

or range between \$539,000

& \$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median price	\$459,000	*H	ouse X	*unit		or	Suburb NICHOLS POINT
Period - From	01.10.2016	to	30.09.2017	,	S	Source	PRICEFINDER

#### **Comparable property sales**

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1- 33 GINQUAM AVENUE, NICHOLS POINT VIC 3501	\$488,000	03.07.2017
2- 3 CARRA COURT, NICHOLS POINT VIC 3501	\$595,000	29.08.2017
3- 143 KOORLONG AVENUE, NICHOLS POINT VIC 3501	\$610,000	24.09.2016

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