



STATEMENT OF INFORMATION

5 NICHOLSON-SARFIELD ROAD, NICHOLSON, VIC 3882

PREPARED BY DENNIS VAN REYK, LJ HOOKER BAIRNSDALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 NICHOLSON-SARFIELD ROAD,

 3  1  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$266,000

Provided by: Dennis Van Reyk, LJ Hooker Bairnsdale

MEDIAN SALE PRICE



NICHOLSON, VIC, 3882

Suburb Median Sale Price (House)

\$390,001

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



13 NICHOLSON CRT, NICHOLSON, VIC 3882

 3  1  1

Sale Price

\$235,000

Sale Date: 16/04/2015

Distance from Property: 215m



33 NICHOLSON-SARFIELD RD, NICHOLSON,

 4  2  2

Sale Price

\$275,000

Sale Date: 07/01/2016

Distance from Property: 234m



This report has been compiled on 19/07/2017 by LJ Hooker Bairnsdale. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 NICHOLSON-SARFIELD ROAD, NICHOLSON, VIC 3882

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$266,000

Median sale price

Median price

\$390,001

House

Unit

Suburb

NICHOLSON

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
13 NICHOLSON CRT, NICHOLSON, VIC 3882	\$235,000	16/04/2015
33 NICHOLSON-SARFIELD RD, NICHOLSON, VIC 3882	\$275,000	07/01/2016