

STATEMENT OF INFORMATION

5 NICHOLSON-SARSFIELD 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-SARSFIELD ROAD,







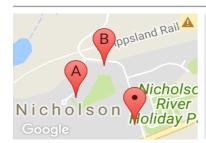
Indicative Selling Price

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: **pricefinder**

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







Sale Price

\$235,000

Sale Date: 16/04/2015

Distance from Property: 215m





33 NICHOLSON-SARSFIELD RD, NICHOLSON,







Sale Price

\$275,000

Sale Date: 07/01/2016

Distance from Property: 234m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sale
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Address Including suburb and postcode	5 NICHOLSON-SARSFIELD ROAD, NICHOLSON, VIC 3882
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Indicative selling price

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

Single Price:	\$266,000		
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Median sale price

Median price	\$390,001	House	X	Unit		Suburb	NICHOLSON
Period	01 July 2016 to 30 Jun	ne 2017		Source	e	P	ricefinder

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-SARSFIELD RD, NICHOLSON, VIC 3882	\$275,000	07/01/2016

