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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

St Michaels Close, Nichols Point, VIC 3501
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$159,950
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### Median sale price

Median Vacant Land  
price

\$165,000
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Suburb or  
locality

Nichols Point, VIC 3501
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Period - From

01/10/2016
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 to 

30/09/2017
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Source

Property Data Solutions Pty Ltd 2017 <a href="http://www.pricefinder.com.au">www.pricefinder.com.au</a>
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### Comparable property sales

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
Lot 10 St Michaels Close, Nichols Point, VIC 3501	\$159,950	06/12/2016
Lot 12 St Michaels Close, Nichols Point, VIC 3501	\$159,950	04/04/2017
Lot 13 St Michaels Close, Nichols Point, VIC 3501	\$159,950	18/04/2017