

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

| |
|---|
| 424 Irymple Ave, Nichols Point VIC 3501 |
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Indicative selling price

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

range between \$ 700,000 & \$770,000

Median sale price

Median price \$455,000 Property type House Suburb Nichols Point

Period - From 1 Dec 2019 to 30 Nov 2020 Source Corelogic

Comparable property sales

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: 1 December 2020