

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 and
postcode

97 Cureton Avenue Nichols Point VIC 3501

Indicative selling price

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

Single Price

or range
between

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

House

Suburb

Nichols Point

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

169-173 Koorlong Avenue Nichols Point VIC 3501	\$510,000	20-Jan-21
825 Karadoc Avenue Irymple VIC 3498	\$520,000	12-Oct-20
724 Cureton Avenue Nichols Point VIC 3501	\$550,000	16-Nov-20

OR

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: 22 September 2021

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169-173 Koorlong Avenue Nichols Point VIC 3501

 3  2  2

Sold Price

\$510,000

Sold Date

20-Jan-21

Distance

1.58km



825 Karadoc Avenue Irymple VIC 3498

 4  2  2

Sold Price

\$520,000

Sold Date

12-Oct-20

Distance

3.65km



724 Cureton Avenue Nichols Point VIC 3501

 3  2  2

Sold Price

\$550,000

Sold Date

16-Nov-20

Distance

4.67km

RS = Recent sale

UN = Undisclosed Sale

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