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## HOUSE Offered for Sale

56 Waddells Road Nicholson VIC 3882

 3  2  2

## Indicative Selling Price

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

Single Price \$375,000

## Median Sale Price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**76 Hazeldene Crescent Nicholson  
 VIC 3882**

 4  2  2

Sold Price **\$385,000** Sold Date **17-Jul-17**

Distance **0.83km**

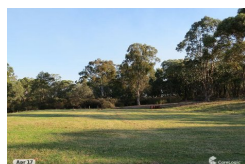


**240 Nicholson-Sarsfield Road  
 Nicholson VIC 3882**

 3  1  5

Sold Price **\$375,000** Sold Date **24-Nov-17**

Distance **2.23km**



**444 Stephenson Road Nicholson  
 VIC 3882**

 4  2  2

Sold Price **\$387,000** Sold Date **01-May-17**

Distance **3km**

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