

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

21 Southon Terrace (Lot 44) NICHOLSON VIC 3882
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Indicative selling price

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

Single price

\$211,250

Median sale price

Median price

\$150,000

Property type

Vacant Land

Suburb

NICHOLSON

Period - From

1/5/2020

to

30/4/2021

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
1 12 Whitworth Drive NICHOLSON VIC 3882	\$207,450	10/5/2021
2 8 Whitworth Drive NICHOLSON VIC 3882	\$160,000	24/3/21
3 16 Southon Terrace NICHOLSON VIC 3882	\$167,950	3/2/2021

This Statement of Information was prepared on:

5/9/2021
