STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

12 PARKSIDE DRIVE, NICHOLSON, VIC _- _- ⇔-

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

Price Range:

\$399,000 to \$419,000 Provided by: Kelly Quirke, LJ Hooker Bairnsdale

MEDIAN SALE PRICE

Suburb Median Sale Price (Vacant Land)

NICHOLSON, VIC, 3882

01 April 2023 to 31 March 2024

\$407,500

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

5 PARKSIDE DR, NICHOLSON, VIC 3882





Sale Price *\$365,000 Sale Date: 22/11/2023

Distance from Property: 146m



Indicative Selling Price

LJ Hooker

This report has been compiled on 22/04/2024 by LJ Hooker Bairnsdale. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

12 PARKSIDE DRIVE, NICHOLSON, VIC 3882

Indicative selling price

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

Price Range:

\$399,000 to \$419,000

Median sale price

Median price	\$407,500	Property type	Vacant Land	Suburb	NICHOLSON
Period	01 April 2023 to 31 Ma	rch 2024	Source	pricefinder	

Comparable property sales

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.

Address of comparable property	Price	Date of sale
5 PARKSIDE DR, NICHOLSON, VIC 3882	*\$365,000	22/11/2023

This Statement of Information was prepared on:

