

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

4 MORPUNG 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Nichols Point

Period-from

01 Aug 2022

to

31 Jul 2023

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

14 CARRA COURT NICHOLS POINT VIC 3501	\$1,110,000	29-Jun-23
2 CHANDON COURT IRYMPLE VIC 3498	\$1,165,000	22-Jun-23
312-318 COWRA AVENUE NICHOLS POINT VIC 3501	\$1,250,000	10-Mar-23

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: 14 August 2023

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14 CARRA COURT NICHOLS POINT VIC 3501

Sold Price

^{RS} **\$1,110,000**

Sold Date

29-Jun-23

 4
  2
  2

Distance

1.87km



2 CHANDON COURT IRYMPLE VIC 3498

Sold Price

^{RS} **\$1,165,000**

Sold Date

22-Jun-23

 4
  2
  2

Distance

2.85km



312-318 COWRA AVENUE NICHOLS POINT VIC 3501

Sold Price

\$1,250,000

Sold Date

10-Mar-23

 4
  3
  4

Distance

3.05km

RS = Recent sale UN = Undisclosed Sale

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