

# 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

472 Irymple Avenue, Nichols Point VIC 3501
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### Indicative selling price

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

range between \$635,000 & \$695,000

### Median sale price

Median price \$737,500 Property type Housee Suburb Nichols Point

Period - From 1 Feb 2023 to 31 Jan 2024 Source Corelogic

### Comparable property sales

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
1 916 Irymple Avenue, Irymple VIC 3498	\$695,000	17/06/2023
2 11 Pate Street, Nichols Point VIC 3501	\$649,000	10/11/2023
3 625 Sandilong Avenue, Irymple VIC 3498	\$665,000	09/05/2023

This Statement of Information was prepared on: 14 February 2024