

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

32 PARKSIDE DRIVE NICHOLSON VIC 3882

Indicative selling price

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

Single Price

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$239,950

Property type

Land

Suburb

Nicholson

Period-from

01 Oct 2022

to

30 Sep 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

121 MORONEY STREET BAIRNSDALE VIC 3875	\$405,000	20-Oct-22
30 HIGH STREET BAIRNSDALE VIC 3875	\$380,000	02-Jun-23
21 DAY STREET BAIRNSDALE VIC 3875	\$440,000	02-Sep-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: 13 October 2023


**121 MORONEY STREET
BAIRNSDALE VIC 3875**
 3  1  2

Sold Price

\$405,000

Sold Date

20-Oct-22

Distance

12.7km

**30 HIGH STREET BAIRNSDALE VIC
3875**
 3  1  2

Sold Price

^{RS} **\$380,000**

Sold Date

02-Jun-23

Distance

12.64km

**21 DAY STREET BAIRNSDALE VIC
3875**
 3  1  2

Sold Price

^{RS} **\$440,000**

Sold Date

02-Sep-23

Distance

11.69km
RS = Recent sale

UN = Undisclosed Sale

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