



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**40 Belar Avenue,
NICHOLS POINT 3501**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$599,000 - \$658,000

Median sale price

Median **House** for **NICHOLS POINT** for period **Jun 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$470,000

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**144 FIFTH STREET,
NICHOLS POINT 3501**

Price **\$615,000** Sold 21
January 2019

**10 CARRA COURT,
NICHOLS POINT 3501**

Price **\$610,000** Sold 12
November 2018

**2830 ELEVENTH STREET,
NICHOLS POINT 3501**

Price **\$600,000** Sold 09
November 2018

This Statement of Information was prepared on 30th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Ray White Mildura

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Contact agents



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