

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

23 Landsman 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

\$785,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

Farm

Suburb

Nicholson

Period-from

01 Nov 2020

to

31 Oct 2021

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

10 The Riverside Nicholson VIC 3882	\$740,000	10-Sep-21
8A Stephenson Road Nicholson VIC 3882	\$717,500	16-Jul-21
55 Koraleigh View Nicholson VIC 3882	\$770,000	25-Feb-21

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.~~

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**10 The Riverside Nicholson VIC
3882**

4 2 2

Sold Price **\$740,000** Sold Date **10-Sep-21**

Distance **1.11km**



**8A Stephenson Road Nicholson VIC
3882**

4 2 2

Sold Price **\$717,500** Sold Date **16-Jul-21**

Distance **3.06km**



**55 Koraleigh View Nicholson VIC
3882**

4 3 4

Sold Price **\$770,000** Sold Date **25-Feb-21**

Distance **0.98km**

RS = Recent sale UN = Undisclosed Sale

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