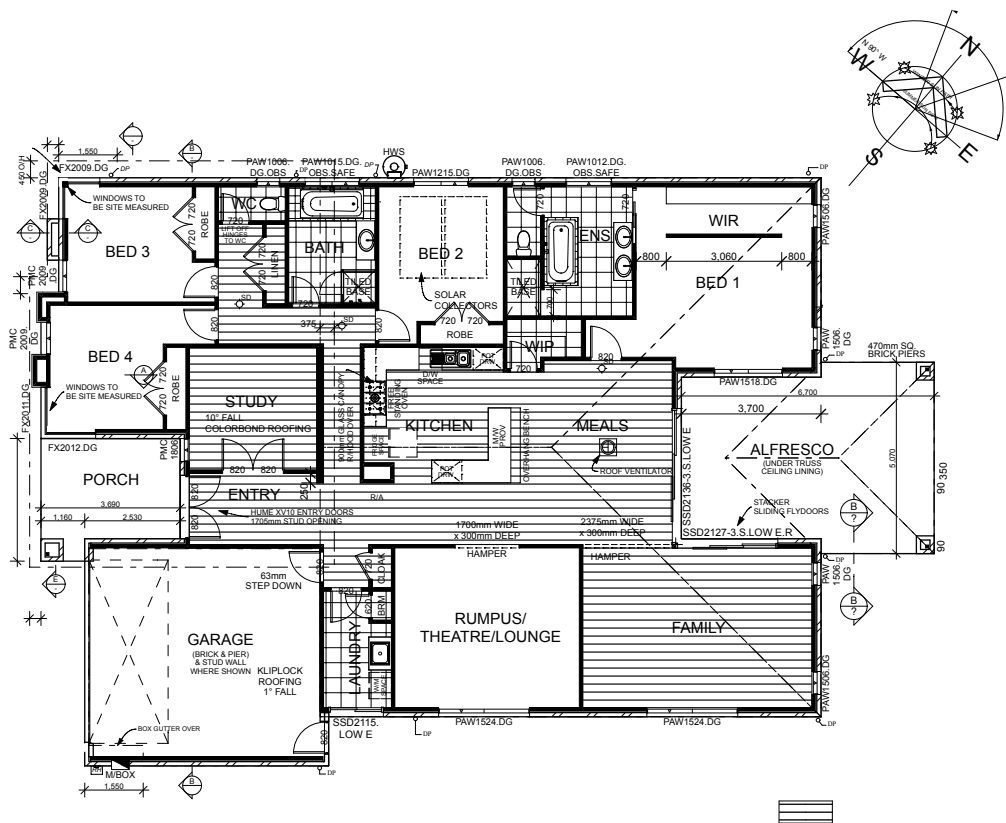




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Statement of information

In accordance with the Estate Agents Act 1980.

Property Address

3262 Eleventh Street, Nichols Point

Indicative Selling Price

\$540,000 - \$560,000

Median House price for suburb

\$396,000

Comparative Property Sales



2988 ELEVENTH ST, NICHOLS POINT, VIC 3501

Distance from Property: 2.7km  4  2  2



Property Type: House

Area: 1.75 ha

Area \$/m2: \$31

RPD: 2//LP143243

Sale Price: \$545,000 (Normal Sale)

Sale Date: 14/09/2016 Days to Sell: 21 Days

Last Price: \$520,000 - \$575,000 Chg %:

First Price: \$520,000 - \$575,000 Chg %:

Features: BUILD YR: 2011, WALL TYPE: WEATHERBOARD, ROOF TYPE: TIN, STOREYS: 1, QUEENSLANDER, ENSUITE, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK,



5 COLONIAL CRT, IRYMPLE, VIC 3498

Distance from Property: 3.5km  4  2  3



Property Type: House

Area: 1,964 m²

Area \$/m2: \$300

RPD: 24//PS324035

Sale Price: \$590,000 (Normal Sale)

Sale Date: 29/06/2016 Days to Sell: N/A

Last Price: Chg %:

First Price: Chg %:

Features:



2983 SIXTEENTH ST, IRYMPLE, VIC 3498

Distance from Property: 4.9km  4  2  2



Property Type: House

Area: 4,017 m²

Area \$/m2: \$129

RPD: 1//PS340923

Sale Price: \$520,000 (Normal Sale)

Sale Date: 22/05/2016 Days to Sell: 29 Days

Last Price: \$525,000 - \$565,000 Chg %:

First Price: \$525,000 - \$565,000 Chg %: -0.5%

Features: BUILD YR: 1997, ENSUITE, AIR CONDITIONED, ENTERTAINMENT AREA, FULLY FENCED, SHED/S