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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

46 Cooke Street Nichols Point VIC 3501

 3  1  1

## Indicative Selling Price

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

Single Price \$420,000

## Median Sale Price

\$392,500 Houses in Nichols point between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

## Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.

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