

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

40 TI-TREE COURT, NYORA, VIC 3987

Indicative selling price

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

Price Range: \$799,000 to \$849,000

Median sale price

Median price

\$985,000

Property type

House

Suburb

NYORA

Period

01 October 2022 to 30 September 2023

Source



Comparable property sales

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

130 CHERRY TREE RD, NYORA, VIC 3987	*\$920,000	18/09/2023
40 SEAVIEW CRT, NYORA, VIC 3987	\$900,000	27/05/2023
1270 MCDONALDS TRK, NYORA, VIC 3987	\$900,000	21/05/2023

This Statement of Information was prepared on: 20/10/2023