

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

49 FORSTER DRIVE NYORA VIC 3987

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,195,000

&

\$1,314,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Farm

Suburb

Nyora

Period-from

01 Jan 2023

to

31 Dec 2023

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

30 HOGANS ROAD NYORA VIC 3987	\$1,500,000	27-Oct-23
75 BERRYS ROAD NYORA VIC 3987	\$1,385,000	30-Aug-23
49 EAGLE RISE NYORA VIC 3987	\$1,125,000	22-Aug-23

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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OBrien Real Estate

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30 HOGANS ROAD NYORA VIC 3987

Sold Price **\$1,500,000** Sold Date **27-Oct-23**

4 2 -

Distance **0.64km**



75 BERRYS ROAD NYORA VIC 3987

Sold Price **\$1,385,000** Sold Date **30-Aug-23**

3 2 8

Distance **1.81km**



49 EAGLE RISE NYORA VIC 3987

Sold Price **\$1,125,000** Sold Date **22-Aug-23**

4 2 5

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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