

# 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 30 Hogans Road, Nyora, VIC 3987

### Indicative selling price

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

Price Range \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,025,000 Property Type House Suburb Nyora (3987)

Period - From 01/07/2022 to 30/06/2023 Source pricefinder

### Comparable property sales

A These are two 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
40 DUBERKES ROAD, LANG LANG VIC 3984	\$2,379,000	08/09/2022
470 KETTLES ROAD, LANG LANG VIC 3984	\$1,521,000	08/09/2022

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.

This Statement of Information was prepared on: 04/09/2023