

# 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 Eagle Rise, 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 \$1,150,000 & \$1,240,000

### Median sale price

Median price \$1,038,000 Property Type House Suburb Nyora (3987)

Period - From 01/04/2022 to 31/03/2023 Source pricefinder

### Comparable property sales

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
29 FORSTER DRIVE, NYORA VIC 3987	\$1,000,000	09/02/2023
37 BERRYS ROAD, NYORA VIC 3987	\$1,170,000	11/01/2023
16 EAGLE RISE, NYORA VIC 3987	\$1,000,000	19/12/2022

This Statement of Information was prepared on: 12/05/2023