Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 7 Raffles Court, Tyers Vic 3844

Indicative selling price

For the meaning	of this price see	con	sumer.vic.gov.au	/underquoting	
Single price	\$399,000				
Median sale pr	ice*				
Median price		Pro	operty Type		Suburb Tyers
Period - From		to		Source	

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	11 Halifax Rise TYERS 3844	\$407,000	11/05/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

09/09/2024 13:50

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



7 Raffles Court, Tyers Vic 3844



Mary Ioannou 03 51337777 0411 842 921 mary@fncentralkw.com.au

Indicative Selling Price \$399,000 No median price available





Property Type: Land **Land Size:** 4345 sqm approx Agent Comments

Comparable Properties



11 Halifax Rise TYERS 3844 (REI/VG)



Price: \$407,000 Method: Private Sale Date: 11/05/2023 Property Type: Land Land Size: 4002 sqm approx Agent Comments

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 eighteen months.

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634

propertydata



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