

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 22 Davis Street, Nyora, VIC 3987

Indicative selling price

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

Price Range

\$770,000

&

\$830,000

Median sale price

Median price

\$992,500

Property Type

House

Suburb

Nyora (3987)

Period - From

01/10/2022

to

30/09/2023

Source

price finder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
16 GRUNDY AVENUE, NYORA VIC 3987	\$640,000	20/07/2023
2 WALTERS ROAD, NYORA VIC 3987	\$760,000	06/06/2023
3 QUEEN STREET, LOCH VIC 3945	\$745,000	06/05/2023

This Statement of Information was prepared on: 12/10/2023