

# 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 16 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 \$990,000 & \$1,080,000

### Median sale price

Median price NA Property Type House Suburb Nyora (3987)

Period - From 01/10/2021 to 30/09/2022 Source pricefinder

**Important advice about the median sale price:** 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.

### 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
600 YANNATHAN ROAD, NYORA VIC 3987	\$1,150,000	13/07/2022
59 WALTERS ROAD, NYORA VIC 3987	\$1,200,000	04/07/2022
45 PATMAN DRIVE, NYORA VIC 3987	\$950,000	08/04/2022

This Statement of Information was prepared on: 02/11/2022