# 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

101 Stradbroke Ave Nyah

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price $148,000     or range between $*     &     $

## Median sale price

| Median price | Property type | Suburb |
|---|---|---|
| None Available | *Land* | Nyah |

Period - From 12/23    to    12/24    Source Real Estate.com.au

## Comparable property sales (*Delete A or B below as applicable)

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 31/1/25

CONSUMER AFFAIRS VICTORIA