



STATEMENT OF INFORMATION

39 CARLISLE CLOSE, NYORA, VIC 3987

PREPARED BY DEAN GOAD , ALEX SCOTT KORUMBURRA, PHONE: 0419 399 856

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**39 CARLISLE CLOSE, NYORA, VIC 3987**

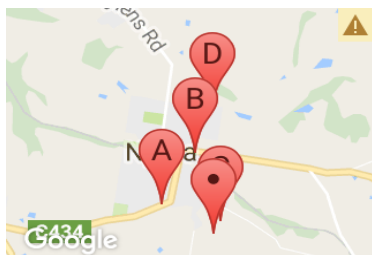
4 bedrooms 2 bathrooms 2 cars

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$545,000**

Provided by: Dean Goad , Alex Scott Korumburra

MEDIAN SALE PRICE

**NYORA, VIC, 3987**

Suburb Median Sale Price (House)

\$450,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.

**225 LANG LANG-POOWONG RD, NYORA, VIC**

4 bedrooms 2 bathrooms 2 cars

Sale Price

\$505,000

Sale Date: 31/03/2017

Distance from Property: 793m

**340 LANG LANG-POOWONG RD, NYORA, VIC**

3 bedrooms 2 bathrooms 2 cars

Sale Price

\$442,500

Sale Date: 14/02/2017

Distance from Property: 1.2km

**13 CARLISLE CL, NYORA, VIC 3987**

2 bedrooms 2 bathrooms 3 cars

Sale Price

\$585,000

Sale Date: 05/01/2017

Distance from Property: 211m



This report has been compiled on 20/06/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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62 HATCHS RD, NYORA, VIC 3987

 **4**  **2**  **8**

Sale Price

***\$605,000**

Sale Date: 15/03/2017

Distance from Property: 1.8km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

39 CARLISLE CLOSE, NYORA, VIC 3987

Indicative selling price

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

Single Price:

\$545,000

Median sale price

Median price

\$450,000

House

X

Unit

Suburb

NYORA

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

Comparable property sales

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
225 LANG LANG-POOWONG RD, NYORA, VIC 3987	\$505,000	31/03/2017
340 LANG LANG-POOWONG RD, NYORA, VIC 3987	\$442,500	14/02/2017
13 CARLISLE CL, NYORA, VIC 3987	\$585,000	05/01/2017
62 HATCHS RD, NYORA, VIC 3987	*\$605,000	15/03/2017