

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 7 Hewson Street, Nyora, VIC 3987

Indicative selling price

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

Single Price

\$0

Median sale price

Median price \$1,038,000 Property Type House Suburb Nyora (3987)

Period - From 01/01/2023 to 31/12/2023 Source pricefinder

Comparable property sales

A These are two 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
18 BERRYS ROAD, NYORA VIC 3987	\$575,000	27/01/2023
240 LANG LANG-POOWONG ROAD, NYORA VIC 3987	\$540,000	22/11/2022

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: 02/02/2023