

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 95 Nyora Road, Poowong, VIC 3988

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,100,000 & \$1,200,000

### Median sale price

Median price \$735,000 Property Type House Suburb Poowong (3988)  
Period - From 01/10/2023 to 30/09/2024 Source pricefinder

**Important advice about the median sale price:** The median sale price is provided to comply with section 47AF (2) (b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

### Comparable property sales

A 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
965 MOUNT LYALL ROAD, NYORA VIC 3987	\$1,180,000	16/09/2024
15 DUDLEY LANE, POOWONG EAST VIC 3988	\$1,100,000	19/03/2024
122 NYORA ROAD, POOWONG VIC 3988	\$1,000,000	23/10/2023

This Statement of Information was prepared on: 11/10/2024