

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

30 Nyora Road, Poowong, Victoria, 3988

### Indicative selling price

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

Single price

\$360,000

or range between

\$

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$355,000

\*House



\*Unit



Suburb  
or locality

Poowong

Period - From

08-04-2017

to

08-10-2018

Source

Price Finder

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

**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

8 BRISBANE ST, POOWONG, VIC 3988	\$390,000	04/04/2018
7 ATTENBOROUGH CRT, POOWONG, VIC 3988	\$399,000	31/04/2017
12 DROUIN RD, POOWONG, VIC 3988	\$310,000	01/02/2018

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~