

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

20 Hatchs Road Nyora VIC 3987

Indicative selling price

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

Single Price

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Land

Suburb

Nyora

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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

24 Eagle Rise Nyora VIC 3987	\$820,000	04-Jul-19
96 Follett Drive Nyora VIC 3987	\$785,000	30-May-19
20 Sanctuary Close Loch VIC 3945	\$760,000	02-Jul-19

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.~~

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24 Eagle Rise Nyora VIC 3987

Sold Price **\$820,000** Sold Date **04-Jul-19**

4 2 4

Distance **1.71km**

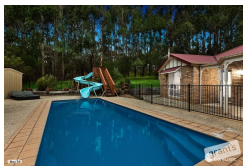


96 Follett Drive Nyora VIC 3987

Sold Price **\$785,000** Sold Date **30-May-19**

4 2 6

Distance **1.14km**



20 Sanctuary Close Loch VIC 3945

Sold Price **\$760,000** Sold Date **02-Jul-19**

4 2 4

Distance **2.83km**

RS = Recent sale

UN = Undisclosed Sale

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