

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**9 Cherry Tree Road,
NYORA 3987**

Farm



3 beds



2 baths



8 parking

Indicative selling price

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

Range \$790,000 - \$850,000

Median sale price

Median **Farm** for **NYORA** for period **Nov 2018 - Oct 2019**

Sourced from **Core Logic**.

\$375,000

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

30 Brolga Court,
Nyora 3987

Price **\$781,000** Sold 20
September 2018

170 Forrest Drive,
Nyora 3987

Price **\$830,000** Sold 04
March 2019

20 Hookers Road,
Nyora 3987

Price **\$830,000** Sold 14
September 2018

This Statement of Information was prepared on 11th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

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