

## 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 FREDERICK STREET NYAH WEST VIC 3595

### 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

\$179,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$232,500

Property type

House

Suburb

Nyah West

Period-from

01 May 2022

to

30 Apr 2023

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

13 LIMON STREET NYAH WEST VIC 3595	\$209,000	01-Feb-22
7 RAILWAY AVENUE NYAH WEST VIC 3595	\$159,000	25-Mar-22
8 MALCOLM STREET NYAH VIC 3594	\$206,000	03-Aug-22

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.

This Statement of Information was prepared on: 25 May 2023