



STATEMENT OF INFORMATION

7 NYORA ROAD, POOWONG, VIC 3988

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 NYORA ROAD, POOWONG, VIC 3988

3 2 2

Indicative Selling Price

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

\$380,000

Provided by: Scott McKenzie, Alex Scott Korumburra

SUBURB MEDIAN



POOWONG, VIC, 3988

Suburb Median Sale Price (House)

\$387,500

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



40 NYORA RD, POOWONG, VIC 3988

4 1 2

Sale Price

\$350,000

Sale Date: 13/10/2014

Distance from Property: 210m



4 ATTENBOROUGH CRT, POOWONG, VIC 3988

3 2 4

Sale Price

\$390,000

Sale Date: 09/10/2016

Distance from Property: 198m



33 DROUIN RD, POOWONG, VIC 3988

2 1 4

Sale Price

\$435,000

Sale Date: 19/10/2016

Distance from Property: 458m



This report has been compiled on 09/06/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 NYORA ROAD, POOWONG, VIC 3988

Indicative selling price

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

Single Price / Range

\$380,000

Median sale price

Median price

\$387,500

House

X

Unit


Suburb

POOWONG

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
40 NYORA RD, POOWONG, VIC 3988	\$350,000	13/10/2014
4 ATTENBOROUGH CRT, POOWONG, VIC 3988	\$390,000	09/10/2016
33 DROUIN RD, POOWONG, VIC 3988	\$435,000	19/10/2016