

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

|                                             |                                            |
|---------------------------------------------|--------------------------------------------|
| Address<br>Including suburb and<br>postcode | 140 Nyora Road, Mount Toolebewong Vic 3777 |
|---------------------------------------------|--------------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,175,000 & \$1,290,000

### Median sale price\*

|               |  |               |  |        |                   |
|---------------|--|---------------|--|--------|-------------------|
| Median price  |  | Property Type |  | Suburb | Mount Toolebewong |
| Period - From |  | to            |  | Source |                   |

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

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|-------------------------------------|-------------|--------------|
| 1 | 138 Nyora Rd MOUNT TOOLEBEWONG 3777 | \$1,410,000 | 22/06/2021   |
| 2 |                                     |             |              |
| 3 |                                     |             |              |

OR

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

This Statement of Information was prepared on: 06/11/2021 11:59

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.