

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 MALCOLM STREET, NYAH, VIC 3594**

3 1 1

### Indicative Selling Price

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

**Price Range: \$160,000 to \$170,000**

Provided by: Lycette Silvey, Wood & Co Real Estate

## MEDIAN SALE PRICE



**NYAH, VIC, 3594**

Suburb Median Sale Price (House)

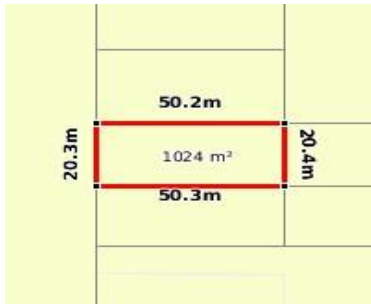
**\$155,000**

01 April 2017 to 31 March 2018

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.



**120 STRADBROKE AVE, NYAH, VIC 3594**

3 - -

Sale Price

**\$160,000**

Sale Date: 13/07/2017

Distance from Property: 366m



**26 BELL ST, NYAH, VIC 3594**

3 1 3

Sale Price

**\$170,000**

Sale Date: 02/11/2016

Distance from Property: 191m



**34 CHURCH RD, NYAH, VIC 3594**

3 1 -

Sale Price

**\$170,000**

Sale Date: 29/08/2016

Distance from Property: 332m



This report has been compiled on 05/04/2018 by Wood & Co Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**26 BELL ST, NYAH, VIC 3594**

3 1 2

Sale Price

**\$160,000**

Sale Date: 30/09/2015

Distance from Property: 191m



**41 RIVER ST, NYAH, VIC 3594**

3 1 2

Sale Price

**\$175,000**

Sale Date: 04/10/2017

Distance from Property: 369m



## 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

11 MALCOLM STREET, NYAH, VIC 3594

### Indicative selling price

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

Price Range: \$160,000 to \$170,000

### Median sale price

Median price \$155,000

House

Unit

Suburb

NYAH

Period 01 April 2017 to 31 March 2018

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
120 STRADBROKE AVE, NYAH, VIC 3594	\$160,000	13/07/2017
26 BELL ST, NYAH, VIC 3594	\$170,000	02/11/2016
34 CHURCH RD, NYAH, VIC 3594	\$170,000	29/08/2016
26 BELL ST, NYAH, VIC 3594	\$160,000	30/09/2015

41 RIVER ST, NYAH, VIC 3594	\$175,000	04/10/2017
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