

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**30-34 LLOYD STREET, NYAH WEST, VIC**

3 1 3

**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 WEST, VIC, 3595**

Suburb Median Sale Price (House)

**\$157,000**

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.



**10 ELIZABETH ST, NYAH WEST, VIC 3595**

3 1 2

**Sale Price**

**\$177,000**

Sale Date: 09/10/2017

Distance from Property: 560m



**97 MONASH AVE, NYAH WEST, VIC 3595**

4 - -

**Sale Price**

**\$200,000**

Sale Date: 14/10/2016

Distance from Property: 568m



**21 MONASH AVE, NYAH WEST, VIC 3595**

4 - -

**Sale Price**

**\$150,000**

Sale Date: 09/08/2016

Distance from Property: 775m



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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## 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

30-34 LLOYD 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)

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

### Median sale price

Median price \$157,000

House

Unit

Suburb

NYAH WEST

Period 01 April 2017 to 31 March 2018

Source

pricfinder

### 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
10 ELIZABETH ST, NYAH WEST, VIC 3595	\$177,000	09/10/2017
97 MONASH AVE, NYAH WEST, VIC 3595	\$200,000	14/10/2016
21 MONASH AVE, NYAH WEST, VIC 3595	\$150,000	09/08/2016