

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 SCHOOL HILL ROAD, NYAH, VIC

2 1 1

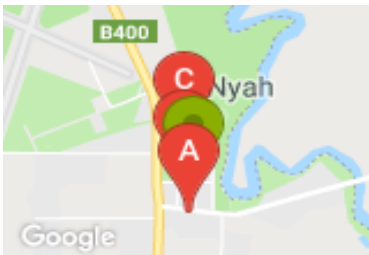
Indicative Selling Price

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

Price Range: \$170,000 to \$180,000

Provided by: Lycette Silvey, Wood & Co Real Estate

MEDIAN SALE PRICE



NYAH, VIC, 3594

Suburb Median Sale Price (House)

\$180,000

01 October 2017 to 30 September 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.



18 CHURCH RD, NYAH, VIC 3594

3 1 4

Sale Price

\$187,000

Sale Date: 08/06/2018

Distance from Property: 198m



11 SCHOOL HILL RD, NYAH, VIC 3594

3 1 4

Sale Price

\$180,000

Sale Date: 23/11/2017

Distance from Property: 80m



41 RIVER ST, NYAH, VIC 3594

3 1 2

Sale Price

\$175,000

Sale Date: 04/10/2017

Distance from Property: 329m



This report has been compiled on 30/10/2018 by Wood & Co Real Estate. Property Data Solutions Pty Ltd 2018 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

20 SCHOOL HILL ROAD, NYAH, VIC 3594

Indicative selling price

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

Price Range: \$170,000 to \$180,000

Median sale price

Median price \$180,000

House

Unit

Suburb NYAH

Period 01 October 2017 to 30 September 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

Price

Date of sale

Address of comparable	Price	Date of sale
18 CHURCH RD, NYAH, VIC 3594	\$187,000	08/06/2018
11 SCHOOL HILL RD, NYAH, VIC 3594	\$180,000	23/11/2017
41 RIVER ST, NYAH, VIC 3594	\$175,000	04/10/2017