

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**9 Cherry Tree Road,
NYORA 3987**

farm
3 beds 2 baths 8 parking

Indicative selling price

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

Range \$840,000 - \$880,000

Median sale price

Median farm for NYORA for period Oct 2018 - Sep 2019

Sourced from Core Logic.

\$380,000

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

30 Brolga Court,
Nyora 3987

Price **\$781,000** Sold 20
September 2018

170 Forrest Drive,
Nyora 3987

Price **\$830,000** Sold 04
March 2019

20 Hookers Road,
Nyora 3987

Price **\$830,000** Sold 14
September 2018

This Statement of Information was prepared on 7th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

Grant's Estate Agents - Pakenham Branch Office

3/51 John St,
Pakenham VIC 3810

Contact agents



Joanne Tonkin
Grant's Estate Agents

03 5940 2555
0438 088 623

joanne.tonkin@grantsea.com.au

