



# STATEMENT OF INFORMATION

200 COCHRANES ROAD, NYORA, VIC-3987

PREPARED BY JENNA HEYWOOD, HEYWOOD & CO REAL ESTATE

**HEYWOOD & CO**  
REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**200 COCHRANES ROAD, NYORA, VIC 3987**  4  2  3

### Indicative Selling Price

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

Single Price: **\$2,150,000**

Provided by: Jenna Heywood, Heywood & Co Real Estate

## MEDIAN SALE PRICE



**NYORA, VIC, 3987**

Suburb Median Sale Price (Other)

**\$1,980,000**

01 January 2017 to 31 December 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**275 COCHRANES RD, NYORA, VIC 3987**

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Sale Price

**\$2,647,500**

Sale Date: 03/12/2016

Distance from Property: 938m



## 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

200 COCHRANES ROAD, NYORA, VIC 3987

### Indicative selling price

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

Single Price:

\$2,150,000

### Median sale price

Median price

\$1,980,000

House

Unit

Suburb

NYORA

Period

01 January 2017 to 31 December  
2017

Source

 pricfinder

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

**Address of comparable property**

**Price**

**Date of sale**

275 COCHRANES RD, NYORA, VIC 3987

\$2,647,500

03/12/2016