

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

46 KATHRYN CRESCENT YARRAWONGA VIC 3730

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$255,000

Property type

Land

Suburb

Yarrowonga

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

41 ORR STREET YARRAWONGA VIC 3730	\$865,000	13-Nov-24
18 LEAH DRIVE YARRAWONGA VIC 3730	\$865,000	01-May-24
30 LA BAMBA DRIVE YARRAWONGA VIC 3730	\$850,000	30-Aug-24

OR

**B\*** 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.

This Statement of Information was prepared on: 16 December 2024



## 41 ORR STREET YARRAWONGA VIC 3730

3 2 2

Sold Price

**\$865,000**

Sold Date **13-Nov-24**

Distance **1.34km**



## 18 LEAH DRIVE YARRAWONGA VIC 3730

3 2 2

Sold Price

Sold Date **01-May-24**

Distance **0.37km**



## 30 LA BAMBA DRIVE YARRAWONGA VIC 3730

4 2 2

Sold Price

**\$850,000**

Sold Date **30-Aug-24**

Distance **0.28km**



## 29 PHILLIP HYLAND DRIVE YARRAWONGA VIC 3730

4 2 2

Sold Price

**\$885,000**

Sold Date **30-Apr-24**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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