

STATEMENT OF INFORMATION

21 ZORRO DRIVE, YARRAWONGA, VIC 3730 PREPARED BY IAN STEWART, IAN REID VENDOR ADVOCATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 ZORRO DRIVE, YARRAWONGA, VIC







Indicative Selling Price

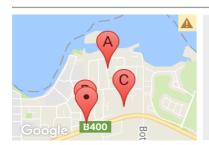
For the meaning of this price see consumer.vic.au/underquoting

\$349,000

Single Price:

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (House)

\$321,783

01 July 2016 to 30 June 2017

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.



26 FIONA DR, YARRAWONGA, VIC 3730







Sale Price

\$315,000

Sale Date: 01/04/2017

Distance from Property: 871m





10 CHAMPAGNE CRES, YARRAWONGA, VIC









Sale Price

\$315,000

Sale Date: 28/02/2017

Distance from Property: 106m





6 VINE ST, YARRAWONGA, VIC 3730







Sale Price

\$330,000

Sale Date: 21/02/2017

Distance from Property: 564m



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	21 ZORRO DRIVE, YARRAWONGA, VIC 3730
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
Single Price:	\$349,000			

Median sale price

Median price	\$321,783	House	X	Unit	Suburb	YARRAWONGA
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder	

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
26 FIONA DR, YARRAWONGA, VIC 3730	\$315,000	01/04/2017
10 CHAMPAGNE CRES, YARRAWONGA, VIC 3730	\$315,000	28/02/2017
6 VINE ST, YARRAWONGA, VIC 3730	\$330,000	21/02/2017

