



# 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**

3 2 2

**Indicative Selling Price**

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

**Single Price: \$349,000**

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**

3 2 2

**Sale Price**

**\$315,000**

Sale Date: 01/04/2017

Distance from Property: 871m



**10 CHAMPAGNE CRES, YARRAWONGA, VIC**

3 2 2

**Sale Price**

**\$315,000**

Sale Date: 28/02/2017

Distance from Property: 106m



**6 VINE ST, YARRAWONGA, VIC 3730**

4 2 2

**Sale Price**

**\$330,000**

Sale Date: 21/02/2017

Distance from Property: 564m



This report has been compiled on 25/07/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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 1980

Property offered for sale

Address  
Including suburb and  
postcode

21 ZORRO DRIVE, YARRAWONGA, VIC 3730

Indicative selling price

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



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