



STATEMENT OF INFORMATION

159 NORTH ROAD, YALLOURN NORTH, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



159 NORTH ROAD, YALLOURN NORTH,

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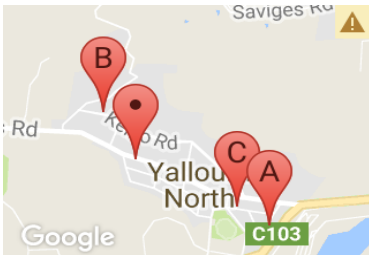
Indicative Selling Price

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

Single Price: **\$170,000**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



YALLOURN NORTH, VIC, 3825

Suburb Median Sale Price (House)

\$185,000

01 January 2017 to 31 December 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.



30 EAST ST, YALLOURN NORTH, VIC 3825

3 1 3

Sale Price

\$165,000

Sale Date: 08/12/2017

Distance from Property: 991m



84 KELSO RD, YALLOURN NORTH, VIC 3825

3 1 4

Sale Price

\$178,000

Sale Date: 28/10/2016

Distance from Property: 402m



30 GOODING ST, YALLOURN NORTH, VIC 3825

3 1 2

Sale Price

\$160,000

Sale Date: 20/10/2017

Distance from Property: 743m



This report has been compiled on 07/03/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - 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

159 NORTH ROAD, YALLOURN NORTH, VIC 3825

Indicative selling price

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

Single Price:

\$170,000

Median sale price

Median price

\$185,000

House

X

Unit

Suburb

YALLOURN NORTH

Period

01 January 2017 to 31 December 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
30 EAST ST, YALLOURN NORTH, VIC 3825	\$165,000	08/12/2017
84 KELSO RD, YALLOURN NORTH, VIC 3825	\$178,000	28/10/2016
30 GOODING ST, YALLOURN NORTH, VIC 3825	\$160,000	20/10/2017