

STATEMENT OF INFORMATION

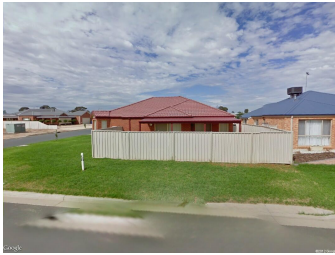
31 PARSONS CRESCENT, YARRAWONGA, VIC 3730

PREPARED BY BERNADETTE ATTWOOD, YARRAWONGA MULWALA REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 PARSONS CRESCENT, YARRAWONGA,  3  2  1

Indicative Selling Price

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

Price Range: \$300,000 to \$329,000

Provided by: Bernadette Attwood, Yarrowonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (House)

\$324,750

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.



10 JANE RD, YARRAWONGA, VIC 3730

 3  2  4

Sale Price

\$315,000

Sale Date: 19/05/2017

Distance from Property: 562m



26 FIONA DR, YARRAWONGA, VIC 3730

 3  2  2

Sale Price

\$315,000

Sale Date: 01/04/2017

Distance from Property: 897m



16 MADDEN DR, YARRAWONGA, VIC 3730

 3  2  1

Sale Price

\$307,500

Sale Date: 30/01/2017

Distance from Property: 443m



This report has been compiled on 13/09/2017 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2017 - 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

31 PARSONS CRESCENT, YARRAWONGA, VIC 3730

Indicative selling price

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

Price Range:

\$300,000 to \$329,000

Median sale price

Median price

\$324,750

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 |
|------------------------------------|-----------|--------------|
| 10 JANE RD, YARRAWONGA, VIC 3730 | \$315,000 | 19/05/2017 |
| 26 FIONA DR, YARRAWONGA, VIC 3730 | \$315,000 | 01/04/2017 |
| 16 MADDEN DR, YARRAWONGA, VIC 3730 | \$307,500 | 30/01/2017 |