



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 or
locality and postcode

81 Woodlawn Boulevard, Yarragon 3823

Indicative selling price

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

Single price \$* 529,000 or range between \$* _____ & \$ _____

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$ 380,000 *House ☒ *unit ☐ Suburb or locality Yarragon 3823
Period - From Nov 18 to Nov 18 Source Re David

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

1	<u>18 Woodlawn Boulevard Yarragon</u>	³⁸²³	\$ <u>492,000</u>	<u>31/10/18</u>
2	<u>89 Radial Road, Yarragon</u>	3823	\$ <u>445,000</u>	<u>26/10/18</u>
3	<u>115 Larch St Yarragon</u>	3823	\$ <u>430,000</u>	<u>15/11/18</u>

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.