

STATEMENT OF INFORMATION

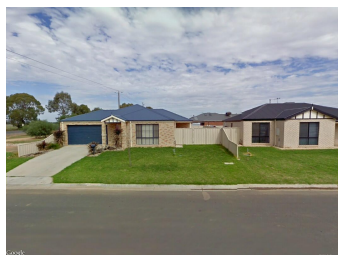
45B ZORRO DRIVE, YARRAWONGA, VIC 3730

PREPARED BY BERNADETTE ATTWOOD, YARRAWONGA MULWALA REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45B ZORRO DRIVE, YARRAWONGA, VIC

 3  1  2

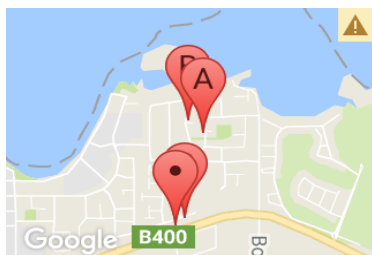
Indicative Selling Price

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

Price Range: \$300,000 to \$319,950

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: 

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.



1/33 LAKEVIEWS CCT, YARRAWONGA, VIC

 3  2  2

Sale Price

Price Withheld

Sale Date: 02/08/2017

Distance from Property: 706m



26 FIONA DR, YARRAWONGA, VIC 3730

 3  2  2

Sale Price

\$315,000

Sale Date: 01/04/2017

Distance from Property: 775m



51 ZORRO DR, YARRAWONGA, VIC 3730

 3  2  2

Sale Price

\$290,000

Sale Date: 10/03/2017

Distance from Property: 75m



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

45B ZORRO DRIVE, YARRAWONGA, VIC 3730

Indicative selling price

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

Price Range:

\$300,000 to \$319,950

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
1/33 LAKEVIEWS CCT, YARRAWONGA, VIC 3730	Price Withheld	02/08/2017
26 FIONA DR, YARRAWONGA, VIC 3730	\$315,000	01/04/2017
51 ZORRO DR, YARRAWONGA, VIC 3730	\$290,000	10/03/2017