

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 CRYSTAL CREEK LANE,

3 1 2

Indicative Selling Price

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

Price Range: \$625,000 to \$690,000

Provided by: Joan Naldrett, Joan Naldrett Real Estate

MEDIAN SALE PRICE



YACKANDANDAH, VIC, 3749

Suburb Median Sale Price (Other)

\$440,000

01 October 2016 to 30 September 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.



41 TWIST CREEK RD, YACKANDANDAH, VIC

3 1 2

Sale Price

\$500,000

Sale Date: 20/05/2017

Distance from Property: 1.5km



121 BACK CREEK RD, YACKANDANDAH, VIC

4 2 3

Sale Price

Price Withheld

Sale Date: 06/11/2017

Distance from Property: 1.4km



10 SERVICE BASIN RD, YACKANDANDAH, VIC

4 1 -

Sale Price

\$672,500

Sale Date: 08/05/2017

Distance from Property: 802m



This report has been compiled on 29/12/2017 by Joan Naldrett 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

16 CRYSTAL CREEK LANE, YACKANDANDAH, VIC 3749

Indicative selling price

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

Price Range:

\$625,000 to \$690,000

Median sale price

Median price

\$440,000

House

Unit


Suburb

YACKANDANDAH

Period

01 October 2016 to 30 September 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
41 TWIST CREEK RD, YACKANDANDAH, VIC 3749	\$500,000	20/05/2017
121 BACK CREEK RD, YACKANDANDAH, VIC 3749	Price Withheld	06/11/2017
10 SERVICE BASIN RD, YACKANDANDAH, VIC 3749	\$672,500	08/05/2017