

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 WINSTON STREET YARRAGON VIC 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$594,250

Property type

House

Suburb

Yarragon

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 YARRAGON-SHADY CREEK ROAD YARRAGON VIC 3823	\$540,000	16-Nov-22
4 HAZELDEAN ROAD YARRAGON VIC 3823	\$550,000	29-Nov-22
114 LOCH STREET YARRAGON VIC 3823	\$480,000	22-Nov-22

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.

This Statement of Information was prepared on: 19 April 2023

**1 YARRAGON-SHADY CREEK
ROAD YARRAGON VIC 3823**

3 2 2

Sold Price **\$540,000** Sold Date **16-Nov-22**Distance **0.7km****4 HAZELDEAN ROAD YARRAGON
VIC 3823**

1 1 1

Sold Price **\$550,000** Sold Date **29-Nov-22**Distance **0.73km****114 LOCH STREET YARRAGON VIC
3823**

3 1 2

Sold Price **\$480,000** Sold Date **22-Nov-22**Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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