



STATEMENT OF INFORMATION

3 PHILLIP HYLAND DRIVE, YARRAWONGA, VIC 3730

NO_PREPARED_BY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 PHILLIP HYLAND DRIVE,



Indicative Selling Price

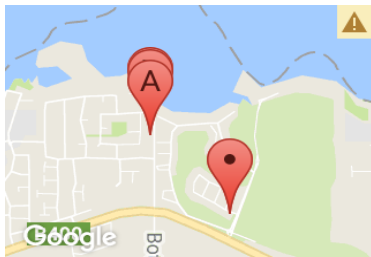
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$180,000 to \$190,000

Provided by: Craig Hamilton, Yarrowonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (Vacant Land)

\$150,000

01 April 2017 to 31 March 2018

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.



10 BOTTS RD, YARRAWONGA, VIC 3730



Sale Price

\$175,000

Sale Date: 13/03/2018

Distance from Property: 784m



18 BOTTS RD, YARRAWONGA, VIC 3730



Sale Price

\$172,000

Sale Date: 13/03/2018

Distance from Property: 841m



18 BOTTS RD, YARRAWONGA, VIC 3730



Sale Price

\$172,000

Sale Date: 29/01/2018

Distance from Property: 856m



This report has been compiled on 29/05/2018 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2018 - 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

3 PHILLIP HYLAND DRIVE, YARRAWONGA, VIC 3730

Indicative selling price

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

Price Range:

\$180,000 to \$190,000

Median sale price

Median price

\$150,000

House

Unit

Suburb

YARRAWONGA

Period

01 April 2017 to 31 March 2018

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 BOTTS RD, YARRAWONGA, VIC 3730	\$175,000	13/03/2018
18 BOTTS RD, YARRAWONGA, VIC 3730	\$172,000	13/03/2018
18 BOTTS RD, YARRAWONGA, VIC 3730	\$172,000	29/01/2018