

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

10 Duffield Street Yarrowonga VIC 3730

Indicative selling price

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

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

House

Suburb

Yarrowonga

Period-from

01 Oct 2020

to

30 Sep 2021

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

4 Martin Street Yarrowonga VIC 3730	\$445,000	25-May-21
17 Lott Street Yarrowonga VIC 3730	\$465,000	04-Jun-21
59 Hovell Street Yarrowonga VIC 3730	\$510,000	29-Sep-20

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: 15 October 2021



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4 Martin Street Yarrowonga VIC 3730

3 1 2

Sold Price

\$445,000

Sold Date

25-May-21

Distance

0.24km



17 Lott Street Yarrowonga VIC 3730

3 2 4

Sold Price

\$465,000

Sold Date

04-Jun-21

Distance

0.32km



59 Hovell Street Yarrowonga VIC 3730

3 1 1

Sold Price

\$510,000

Sold Date

29-Sep-20

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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