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

14 FAIRWAY DRIVE YARRAWONGA VIC 3730

Indicative selling price

Period-from

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

Single Price		or range between	\$1,050,000	&	\$1,150,000
Median sale price (*Delete house or unit as app	plicable)				
Median Price	\$648,500	Property type	House	Suburb	Yarrawonga

30 Jun 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2023

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.

to

Address of comparable property	Price	Date of sale
9 KOOP STREET YARRAWONGA VIC 3730	\$1,120,000	20-Feb-24
18 LINTHORPE DRIVE YARRAWONGA VIC 3730	\$1,110,000	08-Nov-23
36 VANGUARD STREET YARRAWONGA VIC 3730	\$1,085,000	11-May-23

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: 29 July 2024



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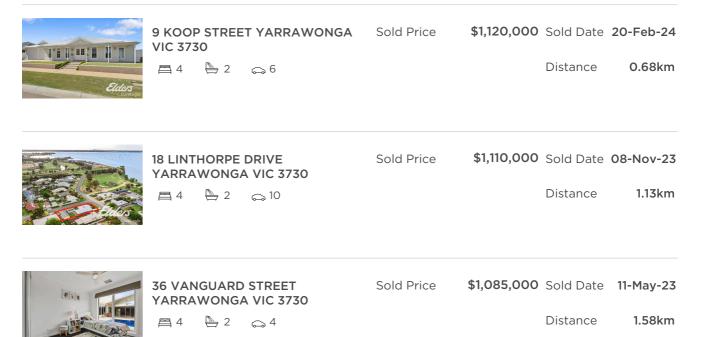
consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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