

## 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

59 COMMERCIAL ROAD YARRAM VIC 3971

### Indicative selling price

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

Single Price

\$350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

House

Suburb

Yarram

Period-from

01 Nov 2021

to

31 Oct 2022

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

66 COMMERCIAL ROAD YARRAM VIC 3971	\$395,000	18-Mar-22
48 COMMERCIAL ROAD YARRAM VIC 3971	\$210,000	31-Jan-22
33 FAIRVIEW AVENUE YARRAM VIC 3971	-	20-Jul-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: 11 November 2022



**66 COMMERCIAL ROAD YARRAM  
VIC 3971**

2 1 2

Sold Price **\$395,000** Sold Date **18-Mar-22**

Distance **0.1km**



**48 COMMERCIAL ROAD YARRAM  
VIC 3971**

2 1 2

Sold Price **\$210,000** Sold Date **31-Jan-22**

Distance **0.14km**



**33 FAIRVIEW AVENUE YARRAM  
VIC 3971**

2 1 1

Sold Price - Sold Date **20-Jul-22**

Distance **0.97km**

RS = Recent sale      UN = Undisclosed Sale

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