

# STATEMENT OF INFORMATION

2/41 HOVELL STREET, YARRAWONGA, VIC 3730

PREPARED BY BERNADETTE ATTWOOD, YARRAWONGA MULWALA REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/41 HOVELL STREET, YARRAWONGA,**

 2  1  1

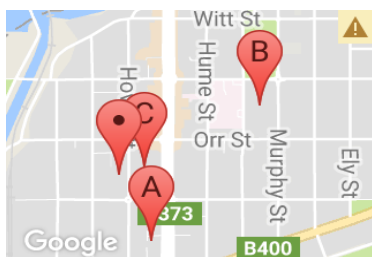
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$229,000 to \$239,000**

Provided by: Bernadette Attwood, Yarrowonga Mulwala Real Estate

## MEDIAN SALE PRICE



**YARRAWONGA, VIC, 3730**

Suburb Median Sale Price (Unit)

**\$236,000**

01 October 2016 to 30 September 2017

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.



**6/169 BELMORE ST, YARRAWONGA, VIC 3730**

 2  1  1

Sale Price

**\*\$220,000**

Sale Date: 05/07/2017

Distance from Property: 265m



**3/34 LYNCH ST, YARRAWONGA, VIC 3730**

 2  1  1

Sale Price

**\$229,000**

Sale Date: 28/10/2016

Distance from Property: 534m



**3/56 HOVELL ST, YARRAWONGA, VIC 3730**

 2  1  2

Sale Price

**\$235,000**

Sale Date: 22/08/2016

Distance from Property: 88m



This report has been compiled on 06/10/2017 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

2/41 HOVELL STREET, YARRAWONGA, VIC 3730

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$229,000 to \$239,000

Median sale price

Median price

\$236,000

House

Unit

X


Suburb

YARRAWONGA

Period

01 October 2016 to 30 September 2017

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
6/169 BELMORE ST, YARRAWONGA, VIC 3730	*\$220,000	05/07/2017
3/34 LYNCH ST, YARRAWONGA, VIC 3730	\$229,000	28/10/2016
3/56 HOVELL ST, YARRAWONGA, VIC 3730	\$235,000	22/08/2016