

STATEMENT OF INFORMATION

3/48 MURPHY STREET, YARRAWONGA, VIC

PREPARED BY YARRAWONGA MULWALA REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/48 MURPHY STREET, YARRAWONGA,

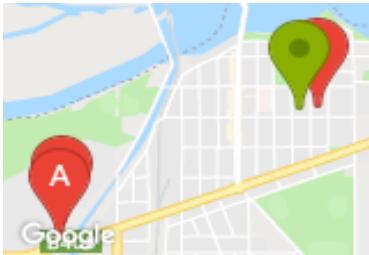
 2  1  1

Indicative Selling Price

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

Single Price: \$169,000

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (Unit)

\$233,000

01 July 2017 to 30 June 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.



5/128 MURRAY VALLEY HWY, YARRAWONGA,

 2  2  2

Sale Price

***\$160,000**

Sale Date: 14/06/2018

Distance from Property: 1.9km



128 MURRAY VALLEY HWY, YARRAWONGA,

 2  2  2

Sale Price

***\$160,000**

Sale Date: 14/06/2018

Distance from Property: 1.8km



3/42 COGHILL ST, YARRAWONGA, VIC 3730

 2  1  1

Sale Price

\$167,000

Sale Date: 04/07/2017

Distance from Property: 118m



This report has been compiled on 14/07/2018 by Yarrawonga 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

3/48 MURPHY STREET, YARRAWONGA, VIC

Indicative selling price

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

Single Price:

\$169,000

Median sale price

Median price

\$233,000

House

Unit

X


Suburb

YARRAWONGA

Period

01 July 2017 to 30 June 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
5/128 MURRAY VALLEY HWY, YARRAWONGA, VIC 3730	*\$160,000	14/06/2018
128 MURRAY VALLEY HWY, YARRAWONGA, VIC 3730	*\$160,000	14/06/2018
3/42 COGHILL ST, YARRAWONGA, VIC 3730	\$167,000	04/07/2017