Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3/10 Havenstock Drive, Yarrawonga Vic 3730

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$399,000		&		\$438,000			
Median sale p	rice							
Median price	\$242,000	Pro	operty Type	Vac	ant land		Suburb	Yarrawonga
Period - From	28/06/2021	to	27/06/2022		So	urce	REIV	

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	Lot 2/10 Havenstock Dr YARRAWONGA 3730	\$410,000	12/02/2022
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

28/06/2022 14:39









Property Type: Land **Land Size:** 15487 sqm approx Agent Comments Indicative Selling Price \$399,000 - \$438,000 Median Land Price 28/06/2021 - 27/06/2022: \$242,000

Comparable Properties



Lot 2/10 Havenstock Dr YARRAWONGA 3730 Agent Comments (REI) Price: \$410,000 Method: Private Sale

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 eighteen months.

Date: 12/02/2022 Property Type: Land

Land Size: 4046 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



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