

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 or
locality and postcode

3/10 Havenstock Drive, Yarrowonga Vic 3730

Indicative selling price

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

Range between \$399,000

&

\$438,000

Median sale price

Median price \$242,000

Property Type Vacant land

Suburb Yarrowonga

Period - From 28/06/2021

to

27/06/2022

Source 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 last eighteen 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
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 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 12/02/2022
Property Type: Land
Land Size: 4046 sqm approx

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.