

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

89 Nicol Street Yarram VIC 3971

Indicative selling price

For the meaning of this price see 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

\$265,000

Property type

House

Suburb

Yarram

Period-from

01 May 2020

to

30 Apr 2021

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

42 James Street Yarram VIC 3971	\$260,000	22-Feb-21
60 Nicol Street Yarram VIC 3971	\$292,000	13-Jan-21
58 Church Road Yarram VIC 3971	\$360,000	18-Mar-21

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: 04 May 2021



42 James Street Yarram VIC 3971

Sold Price

\$260,000

Sold Date

22-Feb-21

 3

 1

 2

Distance

0.2km



60 Nicol Street Yarram VIC 3971

Sold Price

\$292,000

Sold Date

13-Jan-21

 3

 1

 1

Distance

0.27km



58 Church Road Yarram VIC 3971

Sold Price

\$360,000

Sold Date

18-Mar-21

 3

 1

 2

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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