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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

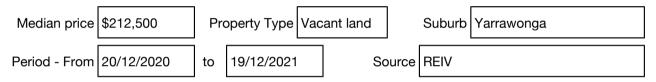
Lot 2/10 Havenstock Drive, Yarrawonga Vic 3730

Indicative selling price

For the meaning of this		

Single price \$399,950

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	91 Cahills Rd, Yarrawonga, Vic 3730, Australia	\$406,000	05/11/2021
2	1 Sunset Ct YARRAWONGA 3730	\$280,000	11/08/2021
3	9 Davis Ct YARRAWONGA 3730	\$200,000	09/11/2021

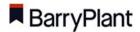
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

20/12/2021 09:37





Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au



Property Type: land **Land Size:** 4060 sqm approx Agent Comments Vacant land. Indicative Selling Price \$399,950 Median Land Price 20/12/2020 - 19/12/2021: \$212,500

Comparable Properties

91 Cahills Rd, Yarrawonga, Vic 3730, Australia Agent Comments (REI)



Price: \$406,000 Method: Date: 05/11/2021 Property Type: Land

1 Sunset Ct YARRAWONGA 3730 (VG)

Agent Comments



Price: \$280,000 Method: Sale Date: 11/08/2021 Property Type: Hobby Farm < 20 ha Land Size: 4149 sqm approx

9 Davis Ct YARRAWONGA 3730 (VG)

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Agent Comments



Price: \$200,000 Method: Sale Date: 09/11/2021 Property Type: Hobby Farm < 20 ha Land Size: 4148 sqm approx

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



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