

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, Yarrowonga Vic 3730

Indicative selling price

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

Single price

\$399,950

Median sale price

Median price

\$212,500

Property Type

Vacant land

Suburb

Yarrowonga

Period - From

20/12/2020

to

19/12/2021

Source

REIV

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, Yarrowonga, 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

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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 (REI) **Agent Comments**



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) **Agent Comments**



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