

Harcourts Rowville

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 **1736 Waterloo Road Yarragon VIC 3823**

Indicative selling price

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

Range between **\$1,500,000** & **\$1,575,000**

Median sale price

Median price **\$648,000** Property type **House** Suburb **Yarragon**

Period - From **Oct 2023** to **Dec 2023** Source **REIV**

Comparable property sales

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: **19th March 2024**