

# STATEMENT OF INFORMATION

12 KELSO ROAD, YALLOURN NORTH, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY**SALES





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 KELSO ROAD, YALLOURN NORTH, VIC** 3 1 2

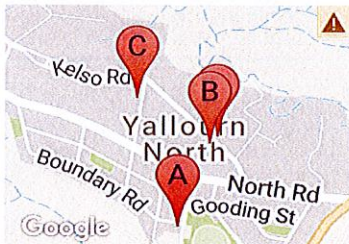
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$242,000**

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

## MEDIAN SALE PRICE



**YALLOURN NORTH, VIC, 3825**

Suburb Median Sale Price (House)

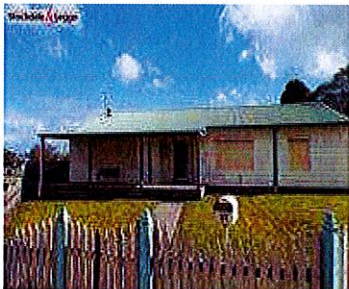
**\$185,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



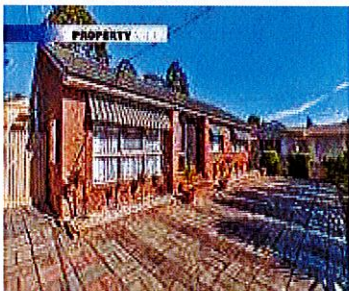
**37 CARMEL ST, YALLOURN NORTH, VIC 3825** 3 1 4

Sale Price

**\$215,000**

Sale Date: 13/10/2017

Distance from Property: 362m



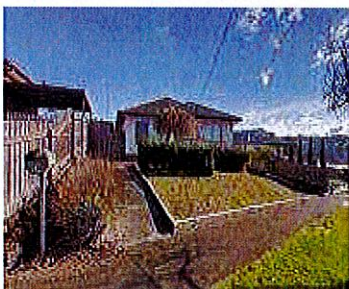
**15 KELSO RD, YALLOURN NORTH, VIC 3825** 3 1 2

Sale Price

**\$220,000**

Sale Date: 07/09/2017

Distance from Property: 35m



**30 ROSSMORE AVE, YALLOURN NORTH, VIC** 3 1 4

Sale Price

**\$257,000**

Sale Date: 16/08/2016

Distance from Property: 308m



This report has been compiled on 16/03/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

12 KELSO ROAD, YALLOURN NORTH, VIC 3825

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$242,000

#### Median sale price

Median price

\$185,000

House

X

Unit

Suburb

YALLOURN NORTH

Period

01 January 2017 to 31 December  
2017

Source

 pricefinder

#### Comparable property sales

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

37 CARMEL ST, YALLOURN NORTH, VIC 3825	\$215,000	13/10/2017
15 KELSO RD, YALLOURN NORTH, VIC 3825	\$220,000	07/09/2017
30 ROSSMORE AVE, YALLOURN NORTH, VIC 3825	\$257,000	16/08/2016

