

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 17 Spencer Court, Yarragon Vic 3823

Indicative selling price

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

Single price \$449,000

Median sale price

Median price \$442,500

Property type House

Suburb Yarragon

Period - From 01/02/2019

to

05/02/2020

Source realestate.com.au

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
95 Rodier Road, Yarragon Vic 3823	\$450,000	13/12/2019
7 Woodlawn Boulevard, Yarragon Vic 3823	\$440,000	20/08/2019
40 Rodier Road, Yarragon Vic 3820	\$415,000	16/02/2019

This Statement of Information was prepared on: 14/02/2020