



# STATEMENT OF INFORMATION

5 TREGANY COURT, YARRAWONGA, VIC 3730

PREPARED BY ANDREW SHELL, YARRAWONGA MULWALA REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 TREGANY COURT, YARRAWONGA, VIC**

 4  2  2

**Indicative Selling Price**

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

**Price Range:**

**\$800,000 to \$829,000**

Provided by: Andrew Shell, Yarrowonga Mulwala Real Estate

## MEDIAN SALE PRICE



**YARRAWONGA, VIC, 3730**

**Suburb Median Sale Price (House)**

**\$334,087**

01 April 2017 to 30 September 2017

Provided by: 

## 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.



**3 ROSEMARY CRT, YARRAWONGA, VIC 3730**

 4  2  3

**Sale Price**

**\$620,000**

Sale Date: 21/12/2016

Distance from Property: 5.6km



**5 LAIRD CRT, YARRAWONGA, VIC 3730**

 3  3  5

**Sale Price**

**\$565,000**

Sale Date: 12/09/2017

Distance from Property: 1km



**12 LINTHORPE DR, YARRAWONGA, VIC 3730**

 3  2  4

**Sale Price**

**\$750,000**

Sale Date: 14/11/2016

Distance from Property: 5.4km



This report has been compiled on 11/12/2017 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2017 - [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

5 TREGANY COURT, YARRAWONGA, VIC 3730

Indicative selling price

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Price Range:

\$800,000 to \$829,000

Median sale price

Median price

\$334,087

House

X

Unit


Suburb

YARRAWONGA

Period

01 April 2017 to 30 September 2017

Source



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 |
|---------------------------------------|-----------|--------------|
| 3 ROSEMARY CRT, YARRAWONGA, VIC 3730  | \$620,000 | 21/12/2016   |
| 5 LAIRD CRT, YARRAWONGA, VIC 3730     | \$565,000 | 12/09/2017   |
| 12 LINTHORPE DR, YARRAWONGA, VIC 3730 | \$750,000 | 14/11/2016   |