STATEMENT OF INFORMATION

37 ANDERSON AVENUE, YALLOURN NORTH, VIC 3825 PREPARED BY EMMA DAWSON, PHONE: 0428 392 029



JOHN KERR

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

JOHN KERR



Indicative Selling Price

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

\$280,000 to \$280,000 Price Range:

Provided by: Emma Dawson, John Kerr and Associates Real Estate (Moe) Pty Ltd

MEDIAN SALE PRICE

Yallourn North

YALLOURN NORTH, VIC, 3825

Suburb Median Sale Price (House)

\$360,000

01 July 2022 to 30 June 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



30 NORTH RD, YALLOURN NORTH, VIC 3825 二 3 ھ 1 Æ 1

Sale Price \$299,000 Sale Date: 18/05/2022

Distance from Property: 632m



This report has been compiled on 03/07/2023 by John Kerr and Associates Real Estate (Moe) Pty Ltd. Property Data Solutions Pty Ltd 2023 -

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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

37 ANDERSON AVENUE, YALLOURN NORTH, VIC 3825

Indicative selling price

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

Price Range:

\$280,000 to \$280,000

Median sale price

Median price	\$360,000	Property type	House	Suburb	YALLOURN NORTH
Period	01 July 2022 to 30 June 2023		Source	pricefinder	

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
30 NORTH RD, YALLOURN NORTH, VIC 3825	\$299,000	18/05/2022

This Statement of Information was prepared on:



