

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
Including suburb and
postcode

47 Woodlawn Boulevard Yarragon VIC 3823

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

House

Suburb

Yarragon

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 Berenger Avenue Trafalgar VIC 3824	\$710,000	08-Oct-21
49 Woodlawn Boulevard Yarragon VIC 3823	\$750,000	01-Aug-21
62 Woodlawn Boulevard Yarragon VIC 3823	\$670,000	30-Apr-21

OR

B* 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.

This Statement of Information was prepared on: 09 November 2021

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3 Berenger Avenue Trafalgar VIC 3824

Sold Price

^{RS}

\$710,000

Sold Date

08-Oct-21

 5

 2

 2

Distance

9.36km



49 Woodlawn Boulevard Yarragon VIC 3823

Sold Price

\$750,000

Sold Date

01-Aug-21

 4

 2

 -

Distance

0.02km



62 Woodlawn Boulevard Yarragon VIC 3823

Sold Price

\$670,000

Sold Date

30-Apr-21

 4

 2

 2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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