

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

25 Isaacs Avenue Yackandandah VIC 3749

Indicative selling price

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

Single Price

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

House

Suburb

Yackandandah

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

44 Isaacs Avenue Yackandandah VIC 3749	\$560,000	11-Sep-21
15 Hammond Street Yackandandah VIC 3749	\$750,000	05-Feb-21
11 Melbourne Lane Yackandandah VIC 3749	\$550,000	05-May-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: 05 November 2021



**44 Isaacs Avenue Yackandandah
VIC 3749**

 1  1  1

Sold Price

\$560,000

Sold Date

11-Sep-21

Distance

0.2km



**15 Hammond Street Yackandandah
VIC 3749**

 3  1  2

Sold Price

\$750,000

Sold Date

05-Feb-21

Distance

0.69km



**11 Melbourne Lane Yackandandah
VIC 3749**

 3  1  1

Sold Price

\$550,000

Sold Date

05-May-21

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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