

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 39 YARRABEE ROAD, MARKWOOD, VIC

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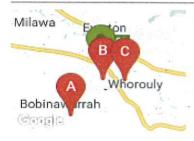
**Indicative Selling Price** 

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

Single Price:

\$398,000

#### MEDIAN SALE PRICE



## MARKWOOD, VIC, 3678

Suburb Median Sale Price (House)

\$451,500

01 July 2017 to 30 June 2018

Provided by: pricefinder

### 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.



#### 1040 CARBOOR-EVERTON RD.

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Sale Price

\$330,000

Sale Date: 10/07/2018

Distance from Property: 6.7km





# 174 YARRABEE RD, MARKWOOD, VIC 3678







Sale Price

\$385,000

Sale Date: 13/04/2018

Distance from Property: 1.5km





95 WHOROULY RD, WHOROULY, VIC 3735

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Sale Price

\$330,000

Sale Date: 09/05/2018

Distance from Property: 3.1km



This report has been compiled on 06/09/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

## 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 t	for sale		
Address Including suburb and postcode	39 YARRABEE ROAD, MARKWOO	DD, VIC	
Indicative selling	price		
For the meaning of this	s price see consumer.vic.gov.au/underqu	oting	
Single Price:	\$398,000		. *
Median sale price			
Median price	\$451,500 House X	Unit	Suburb MARKWOOD
Period	01 July 2017 to 30 June 2018	Source	pricefinder

#### 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
1040 CARBOOR-EVERTON RD, BOBINAWARRAH, VIC 3678	\$330,000	10/07/2018
174 YARRABEE RD, MARKWOOD, VIC 3678	\$385,000	13/04/2018
95 WHOROULY RD, WHOROULY, VIC 3735	\$330,000	09/05/2018

