

STATEMENT OF INFORMATION

4 LA BAMBA DRIVE, YARRAWONGA, VIC 3730

PREPARED BY BERNADETTE ATTWOOD, YARRAWONGA MULWALA REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 LA BAMBA DRIVE, YARRAWONGA, VIC

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Indicative Selling Price

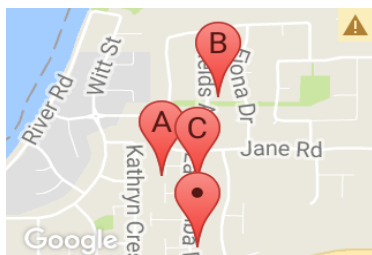
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$450,000 to \$469,000

Provided by: Bernadette Attwood, Yarrowonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (House)

\$320,000

01 October 2016 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.



4 LINDA CRES, YARRAWONGA, VIC 3730

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Sale Price

***\$455,000**

Sale Date: 14/08/2017

Distance from Property: 289m



14 FIELDS AVE, YARRAWONGA, VIC 3730

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Sale Price

\$450,000

Sale Date: 16/03/2017

Distance from Property: 555m



28 LA BAMBA DR, YARRAWONGA, VIC 3730

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Sale Price

***\$460,000**

Sale Date: 15/08/2017

Distance from Property: 241m



This report has been compiled on 12/10/2017 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2017 - 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

4 LA BAMBA DRIVE, YARRAWONGA, VIC 3730

Indicative selling price

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

Price Range:

\$450,000 to \$469,000

Median sale price

Median price

\$320,000

House

X

Unit

Suburb

YARRAWONGA

Period

01 October 2016 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
4 LINDA CRES, YARRAWONGA, VIC 3730	*\$455,000	14/08/2017
14 FIELDS AVE, YARRAWONGA, VIC 3730	\$450,000	16/03/2017
28 LA BAMBA DR, YARRAWONGA, VIC 3730	*\$460,000	15/08/2017