

STATEMENT OF INFORMATION

163 NORTH ROAD, YALLOURN NORTH, VIC 3825

PREPARED BY DANNY EDEBOHLS, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



163 NORTH ROAD, YALLOURN NORTH,

2 1 1

Indicative Selling Price

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

Single Price:

\$169,000

Provided by: Danny Edebohls, Danny Edebohls Property Sales

MEDIAN SALE PRICE



YALLOURN NORTH, VIC, 3825

Suburb Median Sale Price (House)

\$185,000

01 January 2017 to 30 June 2017

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.



8 ANDERSON AVE, YALLOURN NORTH, VIC

2 1 2

Sale Price

\$185,000

Sale Date: 06/02/2017

Distance from Property: 554m



14 HIGH RD, YALLOURN NORTH, VIC 3825

2 1 2

Sale Price

\$185,000

Sale Date: 02/02/2017

Distance from Property: 918m



71 NORTH RD, YALLOURN NORTH, VIC 3825

3 1 4

Sale Price

\$166,000

Sale Date: 05/09/2016

Distance from Property: 956m



This report has been compiled on 10/08/2017 by Danny Edebohls Property Sales. 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

163 NORTH ROAD, YALLOURN NORTH, VIC 3825

Indicative selling price

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

Single Price:

\$169,000

Median sale price

Median price

\$185,000

House

X

Unit

Suburb

YALLOURN NORTH

Period

01 January 2017 to 30 June 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
8 ANDERSON AVE, YALLOURN NORTH, VIC 3825	\$185,000	06/02/2017
14 HIGH RD, YALLOURN NORTH, VIC 3825	\$185,000	02/02/2017
71 NORTH RD, YALLOURN NORTH, VIC 3825	\$166,000	05/09/2016