







Danny Edebohls OPERTYSALI

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



163 NORTH ROAD, YALLOURN NORTH, 🔑 2 🕒 1







Indicative Selling Price

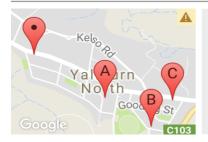
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$185,000

Sale Date: 06/02/2017

Distance from Property: 554m





14 HIGH RD, YALLOURN NORTH, VIC 3825







Sale Price

\$185,000

Sale Date: 02/02/2017

Distance from Property: 918m





71 NORTH RD, YALLOURN NORTH, VIC 3825







Sale Price

\$166.000

Sale Date: 05/09/2016

Distance from Property: 956m



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
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Indicative selling price

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

Single Price:	\$169,000	
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Median sale price

Median price	\$185,000	House	X	Unit		Suburb	YALLOURN NORTH
Period	01 January 2017 to 30 June 2017			Sour	се	 P	ricefinder

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

