

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

32 EAST STREET YALLOURN NORTH VIC 3825

Indicative selling price

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

Single Price

\$279,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

House

Suburb

Yallourn North

Period-from

01 Jan 2023

to

31 Dec 2023

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

55 THIRD STREET YALLOURN NORTH VIC 3825	\$280,000	28-Jul-23
22 ROSSMORE AVENUE YALLOURN NORTH VIC 3825	\$280,000	01-Sep-23
20 EAST STREET YALLOURN NORTH VIC 3825	\$310,000	15-Dec-23

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: 17 January 2024



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**55 THIRD STREET YALLOURN
NORTH VIC 3825**

3 1 2

Sold Price **\$280,000** Sold Date **28-Jul-23**

Distance **0.14km**



**22 ROSSMORE AVENUE
YALLOURN NORTH VIC 3825**

3 1 2

Sold Price Sold Date **01-Sep-23**

Distance **0.74km**



**20 EAST STREET YALLOURN
NORTH VIC 3825**

3 1 2

Sold Price ^{RS} **\$310,000** Sold Date **15-Dec-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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