





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 21 MCLEAN STREET, YARRAWONGA, VIC 🕮 3 🕒 1 😓 1

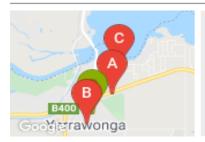
### **Indicative Selling Price**

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

Single Price: \$399,000

Provided by: Andrew Shell, Yarrawonga Mulwala Real Estate

### **MEDIAN SALE PRICE**



# YARRAWONGA, VIC, 3730

**Suburb Median Sale Price (House)** 

\$565,000

01 January 2021 to 31 December 2021

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.



82 DUNLOP ST, YARRAWONGA, VIC 3730







**Sale Price** 

\$415,500

Sale Date: 14/12/2021

Distance from Property: 782m





1 HEYINGTON PL, YARRAWONGA, VIC 3730









Sale Price

\$410,000

Sale Date: 22/10/2021

Distance from Property: 301m





12 ELY ST, YARRAWONGA, VIC 3730







**Sale Price** 

\$420,000

Sale Date: 28/09/2021

Distance from Property: 1.5km



## 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 for sale

	Address
Including	suburb and
	postcode

21 MCLEAN STREET, YARRAWONGA, VIC 3730

### Indicative selling price

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

Single Price: \$399,000	Single Price:	\$399,000
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### Median sale price

Median price	\$565,000	Property type	House	Subu	YARRA	YARRAWONGA	
Period	01 January 2021 to 31 2021	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
82 DUNLOP ST, YARRAWONGA, VIC 3730	\$415,500	14/12/2021
1 HEYINGTON PL, YARRAWONGA, VIC 3730	\$410,000	22/10/2021
12 ELY ST, YARRAWONGA, VIC 3730	\$420,000	28/09/2021

This Statement of Information was prepared on:

16/02/2022

