

## 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

176 MONGAN LANE YACKANDANDAH VIC 3749

### Indicative selling price

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

Single Price

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Farm

Suburb

Yackandandah

Period-from

01 Feb 2022

to

31 Jan 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

191 MAHON LANE OSBORNES FLAT VIC 3691	\$1,300,000	03-Nov-22
16 DOWLING PLACE YACKANDANDAH VIC 3749	\$1,220,000	05-May-22
16 JOHN R HODGSON DRIVE YACKANDANDAH VIC 3749	\$1,200,000	20-Sep-22

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: 27 February 2023



**191 MAHON LANE OSBORNES FLAT VIC 3691** Sold Price **\$1,300,000** Sold Date **03-Nov-22**

 4  2  1

Distance **2.82km**



**16 DOWLING PLACE YACKANDANDAH VIC 3749**

Sold Price **\$1,220,000** Sold Date **05-May-22**

 4  2  5

Distance **2.89km**



**16 JOHN R HODGSON DRIVE YACKANDANDAH VIC 3749**

Sold Price **\$1,200,000** Sold Date **20-Sep-22**

 4  2  4

Distance **3.05km**

RS = Recent sale UN = Undisclosed Sale

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