



STATEMENT OF INFORMATION

2/57 WITT STREET, YARRAWONGA, VIC 3730

PREPARED BY ANDREW SHELL, YARRAWONGA MULWALA REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/57 WITT STREET, YARRAWONGA, VIC

 3  2  1

Indicative Selling Price

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

Price Range: \$330,000 to \$340,000

Provided by: Andrew Shell, Yarrowonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (Unit)

\$230,000

01 January 2017 to 31 December 2017

Provided by: 

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.



1 WITT ST, YARRAWONGA, VIC 3730

 2  2  2

Sale Price

\$350,000

Sale Date: 03/11/2017

Distance from Property: 329m



45 ZORRO DR, YARRAWONGA, VIC 3730

 3  1  2

Sale Price

\$310,000

Sale Date: 16/10/2017

Distance from Property: 994m



47 ZORRO DR, YARRAWONGA, VIC 3730

 3  2  2

Sale Price

\$315,000

Sale Date: 14/08/2017

Distance from Property: 1km



This report has been compiled on 12/02/2018 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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3/43 HOVELL ST, YARRAWONGA, VIC 3730

 **3**  **2**  **1**

Sale Price

\$328,000

Sale Date: 22/02/2017

Distance from Property: 1.2km



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

2/57 WITT STREET, YARRAWONGA, VIC 3730

Indicative selling price

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

Price Range:

\$330,000 to \$340,000

Median sale price

Median price

\$230,000

House

X

Unit

Suburb

YARRAWONGA

Period

01 January 2017 to 31 December 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
1 WITT ST, YARRAWONGA, VIC 3730	\$350,000	03/11/2017
45 ZORRO DR, YARRAWONGA, VIC 3730	\$310,000	16/10/2017
47 ZORRO DR, YARRAWONGA, VIC 3730	\$315,000	14/08/2017
3/43 HOVELL ST, YARRAWONGA, VIC 3730	\$328,000	22/02/2017