

STATEMENT OF INFORMATION

53 PETER THOMSON CIRCUIT, YARRAWONGA, VIC 3730

PREPARED BY ALEXANDRA EXTON, EXTONS REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

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

Property offered for sale

Address
Including suburb and
postcode

53 PETER THOMSON CIRCUIT, YARRAWONGA, VIC 3730

Indicative selling price

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

Price Range:

\$749,000 to \$799,000

Median sale price

Median price

\$564,250

Property type

Vacant Land

Suburb

YARRAWONGA

Period

01 January 2021 to 31 December 2021

Source

pricfinder

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
40 PHILLIP HYLAND DR, YARRAWONGA, VIC 3730	\$796,000	01/12/2021
26 PHILLIP HYLAND DR, YARRAWONGA, VIC 3730	\$770,000	10/12/2021
13 POPPY LANE, YARRAWONGA, VIC 3730	\$764,000	13/10/2021

This Statement of Information was prepared on:

11/03/2022