

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 18 Campbell Street, Yarragon Vic 3823

Indicative selling price

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

Single price \$415,000

Median sale price

Median price \$410,000 Property type House Suburb Yarragon

Period - From 01/07/2019 to 02/07/2020 Source realestate.com.au

Comparable property sales

Address of comparable property	Price	Date of sale
98 Loch Street, Yarragon Vic 3823	\$385,000	20/10/2019
27 Campbell Street, Yarragon Vic 3823	\$350,000	17/07/2019

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: 28/07/2020