

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



163 BULLUMWAAL ROAD, WY YUNG, VIC

 3  1  2

Indicative Selling Price

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

Price Range: **\$525,000 to \$550,000**

MEDIAN SALE PRICE



WY YUNG, VIC, 3875

Suburb Median Sale Price (House)

\$692,750

01 January 2024 to 31 December 2024

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 agents representative considers to be most comparable to the property for sale.



31 TIERNEY ST, WY YUNG, VIC 3875

 3  1  3

Sale Price

\$486,000

Sale Date: 13/12/2024

Distance from Property: 456m



11 LINDSAY CRT, WY YUNG, VIC 3875

 3  1  3

Sale Price

\$482,500

Sale Date: 03/09/2024

Distance from Property: 373m



11 MITCHELL VIEWS, WY YUNG, VIC 3875

 3  2  2

Sale Price

\$520,000

Sale Date: 07/08/2024

Distance from Property: 521m



This report has been compiled on 27/02/2025 by Ashwood & Associates Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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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

163 BULLUMWAAL ROAD, WY YUNG, VIC 3875

Indicative selling price

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

Price Range: \$525,000 to \$550,000


Median sale price

Median price: \$692,750

Property type: House

Suburb: WY YUNG

Period: 01 January 2024 to 31 December 2024

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
31 TIERNEY ST, WY YUNG, VIC 3875	\$486,000	13/12/2024
11 LINDSAY CRT, WY YUNG, VIC 3875	\$482,500	03/09/2024
11 MITCHELL VIEWS, WY YUNG, VIC 3875	\$520,000	07/08/2024

This Statement of Information was prepared on: 27/02/2025