# 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 or locality and postcode

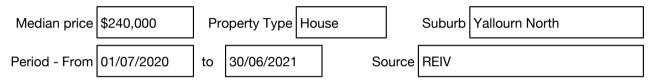
26 High Road, Yallourn North Vic 3825

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For	the	meaning	of this	price see	consumer	.vic.gov.a	u/underquoting
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Single price \$230,000

#### Median sale price



# 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.

Add	dress of comparable property	Price	Date of sale
1	23 Boundary Rd YALLOURN NORTH 3825	\$240,000	24/03/2021
2	6 Low Rd YALLOURN NORTH 3825	\$220,000	06/10/2020
3	101 North Rd YALLOURN NORTH 3825	\$206,000	01/06/2020

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:

30/09/2021 15:47









**Property Type:** Agent Comments Indicative Selling Price \$230,000 Median House Price Year ending June 2021: \$240,000

# **Comparable Properties**



23 Boundary Rd YALLOURN NORTH 3825 (VG) Agent Comments



Price: \$240,000 Method: Sale Date: 24/03/2021 Property Type: House (Res) Land Size: 656 sqm approx



6 Low Rd YALLOURN NORTH 3825 (VG)

Agent Comments

Agent Comments



Price: \$220,000 Method: Sale Date: 06/10/2020 Property Type: House (Res) Land Size: 762 sqm approx

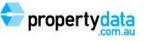
101 North Rd YALLOURN NORTH 3825 (VG)



Price: \$206,000 Method: Sale Date: 01/06/2020 Property Type: House (Res) Land Size: 583 sqm approx

# Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244





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