

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$230,000

### Median sale price

Median price

\$240,000

Property Type

House

Suburb

Yallourn North

Period - From

01/07/2020

to

30/06/2021

Source

REIV

### 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.

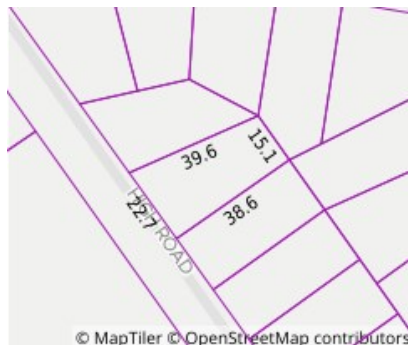
	Address of comparable property	Price	Date of sale
1	23 Boundary Rd YALLOURN NORTH 3825	\$240,000	24/03/2021
2	6 Low Rd YALLOURN NORTH 3825	\$220,000	06/10/2020
3	101 North Rd YALLOURN NORTH 3825	\$206,000	01/06/2020

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



**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)**

Agent Comments



**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