

STATEMENT OF INFORMATION

2C MCCARTHY CLOSE, YARRAWONGA, VIC 3730

PREPARED BY BERNADETTE ATTWOOD, YARRAWONGA MULWALA REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2C MCCARTHY CLOSE, YARRAWONGA,

 3  2  2

Indicative Selling Price

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

Price Range: \$370,000 to \$390,000

Provided by: Bernadette Attwood, Yarrowonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (House)

\$323,141

01 October 2016 to 30 September 2017

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 agent's representative considers to be most comparable to the property for sale.



36 PHILLIP HYLAND DR, YARRAWONGA, VIC

 3  2  2

Sale Price

***\$380,000**

Sale Date: 03/10/2017

Distance from Property: 1.7km



3 HOGANS RD, YARRAWONGA, VIC 3730

 3  2  4

Sale Price

\$365,000

Sale Date: 31/07/2017

Distance from Property: 597m



2 ADONI GRN, YARRAWONGA, VIC 3730

 3  2  2

Sale Price

\$380,000

Sale Date: 23/03/2017

Distance from Property: 2km



This report has been compiled on 23/10/2017 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

2C MCCARTHY CLOSE, YARRAWONGA, VIC 3730

Indicative selling price

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

Price Range:

\$370,000 to \$390,000

Median sale price

Median price

\$323,141

House

X

Unit

Suburb

YARRAWONGA

Period

01 October 2016 to 30 September 2017

Source

pricefinder

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
36 PHILLIP HYLAND DR, YARRAWONGA, VIC 3730	*\$380,000	03/10/2017
3 HOGANS RD, YARRAWONGA, VIC 3730	\$365,000	31/07/2017
2 ADONI GRN, YARRAWONGA, VIC 3730	\$380,000	23/03/2017