

## 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 and  
postcode

31 APPLEBOX CRESCENT YARRAGON VIC 3823

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Other

Suburb

Yarragon

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

16 SILVERTOP DRIVE YARRAGON VIC 3823	\$690,000	06-Mar-24
4 TI TREE COURT YARRAGON VIC 3823	\$698,000	22-Sep-23
52 WOODLAWN BOULEVARD YARRAGON VIC 3823	\$670,000	20-May-24

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.

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Declan Pepping

M 0456 250 009

E declan.pepping@obre.com.au

**16 SILVERTOP DRIVE YARRAGON  
VIC 3823**4  2  2 

Sold Price

**\$690,000**Sold Date **06-Mar-24**

Distance

**0.2km****4 TI TREE COURT YARRAGON VIC  
3823**3  2  2 

Sold Price

**\$698,000**Sold Date **22-Sep-23**

Distance

**0.24km****52 WOODLAWN BOULEVARD  
YARRAGON VIC 3823**4  2  2 

Sold Price

**\$670,000**Sold Date **20-May-24**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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