

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

185 Orrs Road Wy Yung VIC 3875

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Wy Yung

Period-from

01 Jun 2020

to

31 May 2021

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

127 Orrs Road Wy Yung VIC 3875	\$785,000	06-Jan-21
105 Balfours Road Lucknow VIC 3875	\$685,000	29-Mar-21
25 Salmonds Road Granite Rock VIC 3875	\$899,995	29-Mar-21

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: 21 June 2021



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127 Orrs Road Wy Yung VIC 3875

Sold Price

\$785,000

Sold Date

06-Jan-21

3 2 9

Distance

0.6km



105 Balfours Road Lucknow VIC 3875

Sold Price

\$685,000

Sold Date

29-Mar-21

3 2 3

Distance

1.41km



25 Salmonds Road Granite Rock VIC 3875

Sold Price

\$899,995

Sold Date

29-Mar-21

4 2 2

Distance

2.39km

RS = Recent sale

UN = Undisclosed Sale

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