

STATEMENT OF INFORMATION

96 DUNLOP STREET, YARRAWONGA, VIC 3730 PREPARED BY ANDREW SHELL, YARRAWONGA MULWALA REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



96 DUNLOP STREET, YARRAWONGA, VIC 🕮 3 🕒 1

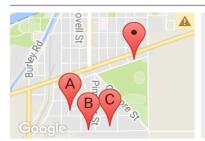
Indicative Selling Price

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

Price Range: \$250,000 to \$269,950

Provided by: Andrew Shell, Yarrawonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (House)

\$325,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



10 JACKSON ST, YARRAWONGA, VIC 3730







Sale Price

*\$250,000

Sale Date: 04/12/2017

Distance from Property: 1.1km





74 SOUTH RD, YARRAWONGA, VIC 3730







Sale Price

***\$255,000**

Sale Date: 31/10/2017

Distance from Property: 1.2km





3 HAZELLE CRT, YARRAWONGA, VIC 3730









Sale Price

Price Withheld

Sale Date: 08/09/2017

Distance from Property: 1km



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	96 DUNLOP STREET, YARRAWONGA, VIC 3730
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Indicative selling price

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

Price Range: \$250,000 to \$269,950

Median sale price

Median price	\$325,500	House	X	Unit		Suburb	YARRAWONGA
Period	01 October 2016 to 30 September 2017			Source			oricefinder

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
10 JACKSON ST, YARRAWONGA, VIC 3730	*\$250,000	04/12/2017
74 SOUTH RD, YARRAWONGA, VIC 3730	*\$255,000	31/10/2017
3 HAZELLE CRT, YARRAWONGA, VIC 3730	Price Withheld	08/09/2017