

STATEMENT OF INFORMATION

25 DERRY DRIVE, YARRAWONGA, VIC 3730 PREPARED BY ANDREW SHELL, YARRAWONGA MULWALA REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 DERRY DRIVE, YARRAWONGA, VIC







Indicative Selling Price

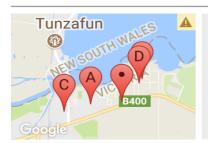
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$310,000 to \$339,000

Provided by: Andrew Shell, Yarrawonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (House)

\$326,750

01 January 2017 to 31 December 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.



43 ELY ST, YARRAWONGA, VIC 3730







Sale Price

*\$320,000

Sale Date: 13/02/2018

Distance from Property: 837m





8 FIONA DR, YARRAWONGA, VIC 3730







Sale Price

**\$339,000

Sale Date: 17/01/2018

Distance from Property: 854m





64 HOVELL ST, YARRAWONGA, VIC 3730







Sale Price

\$325,000

Sale Date: 17/01/2018

Distance from Property: 1.6km







28 LEAH DR, YARRAWONGA, VIC 3730 🕮 4 🗁 2 🚓 2







Sale Price \$330,000

Sale Date: 14/09/2017

Distance from Property: 714m



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 | 25 DERRY DRIVE, YARRAWONGA, VIC 3730 |
|---|--------------------------------------|
|---|--------------------------------------|

Indicative selling price

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

Price Range: \$310,000 to \$339,000

Median sale price

| Median price | \$326,750 | House | Unit | Suburb | YARRAWONGA | |
|--------------|-------------------------------------|-------|--------|--------|-------------|--|
| Period | 01 January 2017 to 31 December 2017 | | Source | P | 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 |
|------------------------------------|-------------|--------------|
| 43 ELY ST, YARRAWONGA, VIC 3730 | *\$320,000 | 13/02/2018 |
| 8 FIONA DR, YARRAWONGA, VIC 3730 | **\$339,000 | 17/01/2018 |
| 64 HOVELL ST, YARRAWONGA, VIC 3730 | \$325,000 | 17/01/2018 |
| 28 LEAH DR, YARRAWONGA, VIC 3730 | \$330,000 | 14/09/2017 |