



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

 3  1  2

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: 

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

 3  1  2

Sale Price

***\$320,000**

Sale Date: 13/02/2018

Distance from Property: 837m



8 FIONA DR, YARRAWONGA, VIC 3730

 3  2  2

Sale Price

****\$339,000**

Sale Date: 17/01/2018

Distance from Property: 854m



64 HOVELL ST, YARRAWONGA, VIC 3730

 3  2  1

Sale Price

\$325,000

Sale Date: 17/01/2018

Distance from Property: 1.6km



This report has been compiled on 01/03/2018 by Yarrawonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

X

Unit


Suburb

YARRAWONGA

Period

01 January 2017 to 31 December 2017

Source



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