



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**310 Skeltons Rd,  
YENDON 3352**

House



3 beds



2 baths



6 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$480,000 - \$520,000**

### Median sale price

Median **House** for **YENDON** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$415,000**

### 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 the most comparable to the property for sale.

**71 Woodlands Rd ,  
Lal Lal 3352**

**Price \$570,000** Sold 21  
December 2018

**107 Eaglehawk Rd,  
Lal Lal 3352**

**Price \$540,000** Sold 19 June  
2019

**90 Currawong Rd,  
Lal Lal 3352**

**Price \$510,000** Sold 13 April  
2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### PRDnationwide Buninyong

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### Contact agents



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