

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

4/47-49 NICOL STREET YARRAM VIC 3971

Indicative selling price

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

Single Price

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$165,000

Property type

Unit

Suburb

Yarram

Period-from

01 Dec 2021

to

30 Nov 2022

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

2/3 COMMERCIAL STREET YARRAM VIC 3971	\$246,200	24-Oct-22
1/406 COMMERCIAL ROAD YARRAM VIC 3971	\$282,000	13-Jul-22
2/15 BRUCE STREET YARRAM VIC 3971	\$230,000	27-Sep-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: 22 December 2022


**2/3 COMMERCIAL STREET
YARRAM VIC 3971**

2 1 2

 Sold Price ^{RS} **\$246,200** ^{UN} Sold Date **24-Oct-22**

 Distance **0.55km**

**1/406 COMMERCIAL ROAD
YARRAM VIC 3971**

2 1 1

 Sold Price **\$282,000** Sold Date **13-Jul-22**

 Distance **1.25km**

**2/15 BRUCE STREET YARRAM VIC
3971**

2 1 1

 Sold Price **\$230,000** Sold Date **27-Sep-21**

 Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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