

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

36 Tom Street Yarrowonga VIC 3730

Indicative selling price

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

Single Price

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,750

Property type

House

Suburb

Yarrowonga

Period-from

01 Apr 2020

to

31 Mar 2021

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

29 McNally Street Yarrowonga VIC 3730	\$655,000	21-Dec-20
17 Burley Road Yarrowonga VIC 3730	\$715,000	26-Oct-20
32 Coghill Street Yarrowonga VIC 3730	\$680,000	14-Mar-20

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.~~

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29 McNally Street Yarrawonga VIC 3730

3 2 4

Sold Price

\$655,000

Sold Date

21-Dec-20

Distance

0.38km



17 Burley Road Yarrawonga VIC 3730

4 2 6

Sold Price

\$715,000

Sold Date

26-Oct-20

Distance

0.69km



32 Coghill Street Yarrawonga VIC 3730

4 2 4

Sold Price

\$680,000

Sold Date

14-Mar-20

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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