

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

Blairs Road Yallourn North VIC 3825

Indicative selling price

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

Single Price

\$875,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$200,000

Property type

Farm

Suburb

Yallourn North

Period-from

01 Dec 2019

to

30 Nov 2020

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

90 Blairs Road Yallourn North VIC 3825	\$1,148,300	07-Sep-19
370 Manuels Road Yallourn North VIC 3825	\$540,000	27-Apr-20
510 Tanjil East Road Maryvale VIC 3840	-	08-Apr-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.~~

This Statement of Information was prepared on: 02 December 2020



90 Blairs Road Yallourn North VIC 3825

Sold Price

\$1,148,300

Sold Date

07-Sep-19

3

-

-

Distance

1.31km



370 Manuels Road Yallourn North VIC 3825

Sold Price

\$540,000

Sold Date

27-Apr-20

3

-

-

Distance

2.21km



510 Tanjil East Road Maryvale VIC 3840

Sold Price

- Sold Date **08-Apr-20**

3

-

-

Distance

3.69km

RS = Recent sale

UN = Undisclosed Sale

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