

# STATEMENT OF INFORMATION

12 ANCHORAGE WAY, YARRAWONGA, VIC 3730

PREPARED BY MARTY CUMMINS, YARRAWONGA MULWALA REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 ANCHORAGE WAY, YARRAWONGA,**

 4  2  4

### Indicative Selling Price

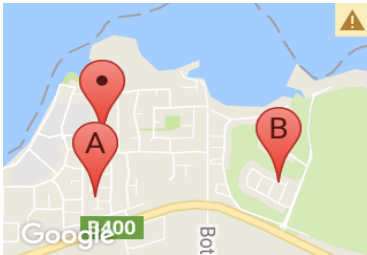
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$475,500**

Provided by: Marty Cummins, Yarrowonga Mulwala Real Estate

## MEDIAN SALE PRICE



**YARRAWONGA, VIC, 3730**

Suburb Median Sale Price (House)

**\$343,500**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**15 CHAMPAGNE CRES, YARRAWONGA, VIC**

 4  2  2

Sale Price

**\$450,000**

Sale Date: 31/01/2018

Distance from Property: 458m



**13 COCO CRES, YARRAWONGA, VIC 3730**

 4  2  2

Sale Price

**\$471,000**

Sale Date: 25/01/2018

Distance from Property: 1.2km



This report has been compiled on 12/06/2018 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

12 ANCHORAGE WAY, YARRAWONGA, VIC 3730

Indicative selling price

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

Single Price:

\$475,500

Median sale price

Median price

\$343,500

House

X

Unit

Suburb

YARRAWONGA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
15 CHAMPAGNE CRES, YARRAWONGA, VIC 3730	\$450,000	31/01/2018
13 COCO CRES, YARRAWONGA, VIC 3730	\$471,000	25/01/2018