



STATEMENT OF INFORMATION

3/31 FIELDS AVENUE, YARRAWONGA, VIC

PREPARED BY YARRAWONGA MULWALA REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



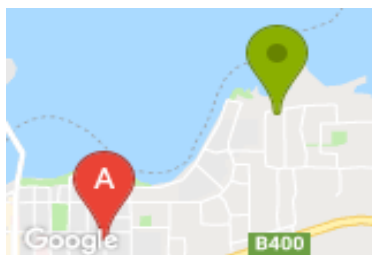
3/31 FIELDS AVENUE, YARRAWONGA, VIC  3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$349,500**

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (Unit)

\$233,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



1/31 ELY ST, YARRAWONGA, VIC 3730

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Sale Price

\$340,000

Sale Date: 01/05/2018

Distance from Property: 1.5km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/31 FIELDS AVENUE, YARRAWONGA, VIC
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Indicative selling price

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Single Price:	\$349,500
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Median sale price

Median price	\$233,000	House		Unit	X	Suburb	YARRAWONGA
Period	01 July 2017 to 30 June 2018			Source			

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1/31 ELY ST, YARRAWONGA, VIC 3730	\$340,000	01/05/2018