



## STATEMENT OF INFORMATION

4/14 TELFORD STREET, YARRAWONGA, VIC 3730

PREPARED BY ANDREW SHELL, YARRAWONGA MULWALA REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/14 TELFORD STREET, YARRAWONGA,**

 3  1  1

### Indicative Selling Price

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

**Price Range: \$245,000 to \$259,000**

Provided by: Andrew Shell, Yarrowonga Mulwala Real Estate

## MEDIAN SALE PRICE



**YARRAWONGA, VIC, 3730**

Suburb Median Sale Price (Unit)

**\$230,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**1/8 KINGSLEY CRT, YARRAWONGA, VIC 3730**

 2  1  1

Sale Price

**\$250,000**

Sale Date: 03/12/2017

Distance from Property: 874m



**50 MURPHY ST, YARRAWONGA, VIC 3730**

 2  1  1

Sale Price

**\*\$261,000**

Sale Date: 10/08/2017

Distance from Property: 1.3km



**1/65 HUME ST, YARRAWONGA, VIC 3730**

 3  1  1

Sale Price

**\$255,000**

Sale Date: 20/03/2017

Distance from Property: 923m



This report has been compiled on 07/02/2018 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 outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

4/14 TELFORD STREET, YARRAWONGA, VIC 3730

Indicative selling price

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

Price Range:

\$245,000 to \$259,000

Median sale price

Median price

\$230,000

House

Unit

X


Suburb

YARRAWONGA

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
1/8 KINGSLEY CRT, YARRAWONGA, VIC 3730	\$250,000	03/12/2017
50 MURPHY ST, YARRAWONGA, VIC 3730	*\$261,000	10/08/2017
1/65 HUME ST, YARRAWONGA, VIC 3730	\$255,000	20/03/2017