

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,







Indicative Selling Price

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

Price Range:

\$245,000 to \$259,000

Provided by: Andrew Shell, Yarrawonga 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: **pricefinder**

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







Sale Price

\$250,000

Sale Date: 03/12/2017

Distance from Property: 874m





50 MURPHY ST, YARRAWONGA, VIC 3730







Sale Price

*\$261,000

Sale Date: 10/08/2017

Distance from Property: 1.3km





1/65 HUME ST, YARRAWONGA, VIC 3730







Sale Price

\$255,000

Sale Date: 20/03/2017

Distance from Property: 923m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

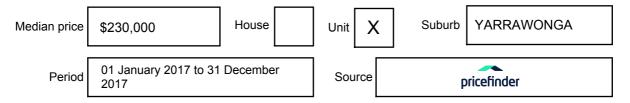
Address Including suburb and postcode	4/14 TELFORD STREET, YARRAWONGA, VIC 3730
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Indicative selling price

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

Median sale price



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