

## 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	Lot 27 - Gardenia Crescent, Yarrowonga, 3730

### Indicative selling price

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

Single price	\$ 697,000	or range between		&	
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### Median sale price

Median price	\$ 1,276,250	Property type	House	Suburb	#REF!
Period - From	4/07/2147	to	31/12/2147	Source	#REF!

### 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.

This Statement of Information was prepared on: 30 Jan 2025