



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3 Montgomery Street,  
YARRAM 3971**

### Indicative selling price

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

**Single price \$240,000**

### Median sale price

Median **House** for **yarram** for period **Oct 2016 - Sep 2017**

Sourced from **PRICEFINDER**.

**\$225,000**

### 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 the most comparable to the property for sale.

<b>89 Union St.</b> yarram 39 71	<b>Price \$220,000</b> Sold 21 July 2017
<b>16 Bruce St.</b> Yarram 39 71	<b>Price \$290,000</b> Sold 19 July 2017
<b>16 Dougherty St.</b> Yarram 39 71	<b>Price \$260,000</b> Sold 07 June 2016

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PRICEFINDER.

House



3 beds



1 baths



1 parking

### Contact agents



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