STATEMENT OF INFORMATION

329 EARLS ROAD, YARRAGON SOUTH, VIC 3823 PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES









STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Danny Edebohls

OPERTYSAL

MEDIAN SALE PRICE



YARRAGON SOUTH, VIC, 3823

Suburb Median Sale Price (House)

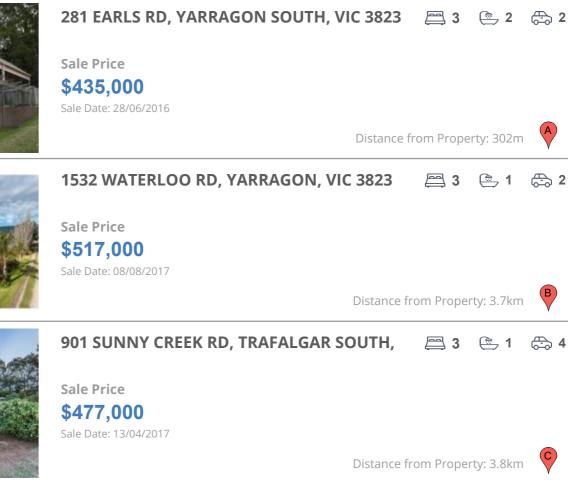
\$380,000

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.



This report has been compiled on 08/01/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.





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 329 EARLS ROAD, YARRAGON SOUTH, VIC 3823 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Single Price: \$498,000 Median sale price Х Suburb YARRAGON SOUTH House Median price \$380,000 Unit 01 January 2017 to 31 December Period Source pricefinder 2017

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
281 EARLS RD, YARRAGON SOUTH, VIC 3823	\$435,000	28/06/2016
1532 WATERLOO RD, YARRAGON, VIC 3823	\$517,000	08/08/2017
901 SUNNY CREEK RD, TRAFALGAR SOUTH, VIC 3824	\$477,000	13/04/2017