

# STATEMENT OF INFORMATION

329 EARLS ROAD, YARRAGON SOUTH, VIC 3823

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY**SALES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**329 EARLS ROAD, YARRAGON SOUTH,**

4 2 4

### Indicative Selling Price

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

Single Price: **\$498,000**

Provided by: Clinton Taylor, Danny Edebohl's Property Sales

## 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.



**281 EARLS RD, YARRAGON SOUTH, VIC 3823**

3 2 2

### Sale Price

**\$435,000**

Sale Date: 28/06/2016

Distance from Property: 302m



**1532 WATERLOO RD, YARRAGON, VIC 3823**

3 1 2

### Sale Price

**\$517,000**

Sale Date: 08/08/2017

Distance from Property: 3.7km



**901 SUNNY CREEK RD, TRAFALGAR SOUTH,**

3 1 4

### Sale Price

**\$477,000**

Sale Date: 13/04/2017

Distance from Property: 3.8km



This report has been compiled on 08/01/2018 by Danny Edebohl's Property Sales. 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

329 EARLS ROAD, YARRAGON SOUTH, VIC 3823

Indicative selling price

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

Single Price:

\$498,000

Median sale price

Median price

\$380,000

House

X

Unit


Suburb

YARRAGON SOUTH

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
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