



STATEMENT OF INFORMATION

9 CAHILL COURT, YARRAWONGA, VIC 3730

PREPARED BY ANDREW SHELL, YARRAWONGA MULWALA REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 CAHILL COURT, YARRAWONGA, VIC

 3  2  -

Indicative Selling Price

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

Price Range:

\$250,000 to \$265,000

Provided by: Andrew Shell, Yarrowonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (House)

\$325,500

01 October 2016 to 30 September 2017

Provided by: 

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.



27 MCLEOD ST, YARRAWONGA, VIC 3730

 3  1  4

Sale Price

\$255,000

Sale Date: 23/05/2017

Distance from Property: 257m



1 LANSELL CL, YARRAWONGA, VIC 3730

 3  2  2

Sale Price

\$280,000

Sale Date: 28/03/2017

Distance from Property: 452m



16 HOGANS RD, YARRAWONGA, VIC 3730

 3  2  4

Sale Price

\$269,000

Sale Date: 18/01/2017

Distance from Property: 4.3km



This report has been compiled on 11/12/2017 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2017 - 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

9 CAHILL COURT, YARRAWONGA, VIC 3730

Indicative selling price

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Price Range:

\$250,000 to \$265,000

Median sale price

Median price

\$325,500

House

X

Unit

Suburb

YARRAWONGA

Period

01 October 2016 to 30 September 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
27 MCLEOD ST, YARRAWONGA, VIC 3730	\$255,000	23/05/2017
1 LANSELL CL, YARRAWONGA, VIC 3730	\$280,000	28/03/2017
16 HOGANS RD, YARRAWONGA, VIC 3730	\$269,000	18/01/2017