

STATEMENT OF INFORMATION

8 ROXBURGH ROAD, YALLOURN NORTH, VIC

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 ROXBURGH ROAD, YALLOURN NORTH,  **3**  **1**  **1**

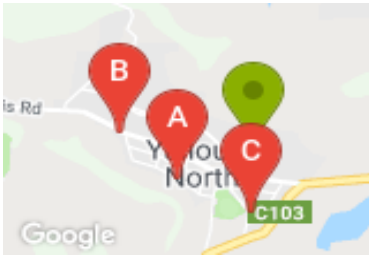
Indicative Selling Price

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

Price Range: **\$170,000 to \$188,000**

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



YALLOURN NORTH, VIC, 3825

Suburb Median Sale Price (House)

\$175,000

01 July 2017 to 30 June 2018

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.

15 BOUNDARY RD, YALLOURN NORTH, VIC  **3**  **1**  **2**

Sale Price

****\$200,000**

Sale Date: 09/04/2018

Distance from Property: 538m



169 NORTH RD, YALLOURN NORTH, VIC 3825  **3**  **1**  **4**

Sale Price

\$180,000

Sale Date: 08/08/2017

Distance from Property: 873m



11 HIGH RD, YALLOURN NORTH, VIC 3825  **3**  **1**  **1**

Sale Price

\$207,500

Sale Date: 22/08/2017

Distance from Property: 442m



This report has been compiled on 25/07/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - 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

8 ROXBURGH ROAD, YALLOURN NORTH, VIC

Indicative selling price

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

Price Range:

\$170,000 to \$188,000

Median sale price

Median price

\$175,000

House

X

Unit

Suburb

YALLOURN NORTH

Period

01 July 2017 to 30 June 2018

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
15 BOUNDARY RD, YALLOURN NORTH, VIC 3825	**\$200,000	09/04/2018
169 NORTH RD, YALLOURN NORTH, VIC 3825	\$180,000	08/08/2017
11 HIGH RD, YALLOURN NORTH, VIC 3825	\$207,500	22/08/2017