



STATEMENT OF INFORMATION

29 PHILLIP HYLAND DRIVE, YARRAWONGA, VIC

PREPARED BY MARTY CUMMINS, YARRAWONGA MULWALA REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 PHILLIP HYLAND DRIVE,

 -  -  -

Indicative Selling Price

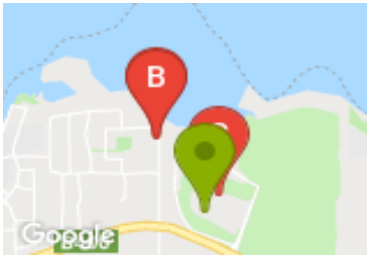
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$185,000

Provided by: Marty Cummins, Yarrowonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (Vacant Land)

\$137,500

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.



18 BOTTS RD, YARRAWONGA, VIC 3730

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Sale Price

\$172,000

Sale Date: 29/01/2018

Distance from Property: 647m



18 BOTTS RD, YARRAWONGA, VIC 3730

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Sale Price

\$172,000

Sale Date: 13/03/2018

Distance from Property: 631m



8 POPPY LANE, YARRAWONGA, VIC 3730

 4  2  2

Sale Price

\$180,000

Sale Date: 29/05/2018

Distance from Property: 151m



This report has been compiled on 12/07/2018 by Yarrowonga Mulwala Real Estate. 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

29 PHILLIP HYLAND DRIVE, YARRAWONGA, VIC

Indicative selling price

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

Single Price:

\$185,000

Median sale price

Median price

\$137,500

House

Unit

Suburb

YARRAWONGA

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
18 BOTTS RD, YARRAWONGA, VIC 3730	\$172,000	29/01/2018
18 BOTTS RD, YARRAWONGA, VIC 3730	\$172,000	13/03/2018
8 POPPY LANE, YARRAWONGA, VIC 3730	\$180,000	29/05/2018