

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

149 North Road Yallourn North VIC 3825

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$177,500

Property type

House

Suburb

Yallourn North

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

19 Boundary Road Yallourn North VIC 3825	\$202,000	19-Nov-19
42 Carmel Street Yallourn North VIC 3825	\$258,000	01-Jun-20
129 North Road Yallourn North VIC 3825	\$213,000	06-Nov-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 September 2020



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**19 Boundary Road Yallourn North  
VIC 3825**

3 1 2

Sold Price

**\$202,000**

Sold Date

**19-Nov-19**

Distance

**0.28km**



**42 Carmel Street Yallourn North  
VIC 3825**

3 1 1

Sold Price

**\$258,000**

Sold Date

**01-Jun-20**

Distance

**0.48km**



**129 North Road Yallourn North VIC  
3825**

3 1 2

Sold Price

**\$213,000**

Sold Date

**06-Nov-19**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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