

# 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 4 Ti Tree Court, Yarragon 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 \$698,000

### Median sale price

Median price \$525,000

Property type House

Suburb Yarragon

Period - From 01/07/2022

to

30/06/2023

Source realestate.com.au

### 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
6 Acacia Court, Yarragon Vic 3823	\$697,000	13/04/2023
14 Woodlawn Boulevard, Yarragon Vic 3823	\$740,000	11/05/2022
30 Rodier Road, Yarragon Vic 3823	\$700,000	16/03/2023

This Statement of Information was prepared on: 14/09/2023