

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

4 Mary Court Yarrowonga VIC 3730

Indicative selling price

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

Single Price

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$504,500

Property type

House

Suburb

Yarrowonga

Period-from

01 Mar 2021

to

28 Feb 2022

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

5 Hollywood Crescent Yarrowonga VIC 3730	\$680,000	13-May-21
20 Fields Avenue Yarrowonga VIC 3730	\$755,000	15-Jun-21
36 Vanguard Street Yarrowonga VIC 3730	\$729,000	02-Dec-20

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: 02 March 2022



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**5 Hollywood Crescent Yarrowonga
VIC 3730**

4 2 2

Sold Price

\$680,000

Sold Date

13-May-21

Distance

0.32km



**20 Fields Avenue Yarrowonga VIC
3730**

3 2 2

Sold Price

\$755,000

Sold Date

15-Jun-21

Distance

0.5km



**36 Vanguard Street Yarrowonga
VIC 3730**

4 2 2

Sold Price

\$729,000

Sold Date

02-Dec-20

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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