

STATEMENT OF INFORMATION

7 RED GUM PLACE, YARRAWONGA, VIC 3730 PREPARED BY ANDREW SHELL, YARRAWONGA MULWALA REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 RED GUM PLACE, YARRAWONGA, VIC 🕮 4 🕒 2 😂 2

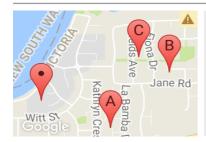
Indicative Selling Price

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

\$450,000 to \$469,000 **Price Range:**

Provided by: Andrew Shell, Yarrawonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (Unit)

\$230,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

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 CHAMPAGNE CRES, YARRAWONGA, VIC







Sale Price

*\$450,000

Sale Date: 22/01/2018

Distance from Property: 501m





15 LAKEVIEWS CCT, YARRAWONGA, VIC 3730 🛚 🖴 4







Sale Price

\$455,000

Sale Date: 14/09/2017

Distance from Property: 880m





14 FIELDS AVE, YARRAWONGA, VIC 3730







Sale Price

\$450.000

Sale Date: 16/03/2017

Distance from Property: 723m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

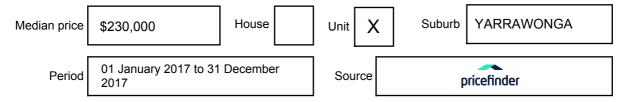
Address Including suburb and postcode	7 RED GUM PLACE, YARRAWONGA, VIC 3730
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Indicative selling price

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

Price Range: \$450,000 to \$469,000

Median sale price



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 CHAMPAGNE CRES, YARRAWONGA, VIC 3730	*\$450,000	22/01/2018
15 LAKEVIEWS CCT, YARRAWONGA, VIC 3730	\$455,000	14/09/2017
14 FIELDS AVE, YARRAWONGA, VIC 3730	\$450,000	16/03/2017