



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 2 Melrose Crescent, YARRAWONGA 3730

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$220,000**

#### Median sale price

Median **Land** for **Yarrawonga** for period **Dec 2018 - Nov 2019**

Sourced from **RP Data**.

**\$200,000**

#### 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 the most comparable to the property for sale.

**10 Melrose Crescent,**  
Yarrawonga 3730

**Price \$196,000** Sold 24 May  
2019

**118 Robinson Way,**  
Yarrawonga 3730

**Price \$200,000** Sold 26  
October 2018

**90 Robinson Way,**  
Yarrawonga 3730

**Price \$250,000** Sold 13  
February 2019

This Statement of Information was prepared on 23rd Dec 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

#### Elders Real Estate Yarrawonga

48 Belmore Street,  
Yarrawonga VIC 3730

#### Contact agents



**Xavier Leslie**  
Elders

03 5743 9500  
0409 324 037  
[xavier.leslie@elders.com.au](mailto:xavier.leslie@elders.com.au)



**Rod Leslie**  
Elders

03 5743 9500  
0419 355 319  
[rod.leslie@elders.com.au](mailto:rod.leslie@elders.com.au)

