

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

10B NICOLE COURT WY YUNG VIC 3875

Indicative selling price

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

Single Price

\$915,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Wy Yung

Period-from

01 Apr 2022

to

31 Mar 2023

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

40 CLIFTON TERRACE WY YUNG VIC 3875	\$950,000	19-Dec-22
190 MOUNT LOOKOUT ROAD MOUNT TAYLOR VIC 3875	\$880,000	23-Dec-22
34 NEDS CREEK DRIVE NICHOLSON VIC 3882	\$815,000	12-Apr-23

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: 24 April 2023



**40 CLIFTON TERRACE WY YUNG
VIC 3875**

 4  2  6

Sold Price

\$950,000

Sold Date

19-Dec-22

Distance

1.93km



**190 MOUNT LOOKOUT ROAD
MOUNT TAYLOR VIC 3875**

 4  2  4

Sold Price

\$880,000

Sold Date

23-Dec-22

Distance

3.86km



**34 NEDS CREEK DRIVE
NICHOLSON VIC 3882**

 3  2  2

Sold Price

^{RS} **\$815,000** ^{UN}

Sold Date

12-Apr-23

Distance

11.22km

RS = Recent sale

UN = Undisclosed Sale

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