

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

552 YARRAGON-LEONGATHA ROAD YARRAGON SOUTH VIC 3823

Indicative selling price

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

Single Price

\$850,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
1201 DARNUM-ALLAMBEE ROAD CLOVERLEA VIC 3822	\$740,000	25-Jun-24
695 BOOLARRA-MIRBOO NORTH ROAD DARLIMURLA VIC 3871	\$950,000	19-Nov-24
2145 OLD SALE ROAD SHADY CREEK VIC 3821	\$980,000	27-Nov-24

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: 16 January 2025

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**1201 DARNUM-ALLAMBEE ROAD
CLOVERLEA VIC 3822**

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Sold Price **\$740,000** Sold Date **25-Jun-24**Distance **4.42km****695 BOOLARRA-MIRBOO NORTH
ROAD DARLIMURLA VIC 3871**

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Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **19-Nov-24**Distance **23.62km****2145 OLD SALE ROAD SHADY
CREEK VIC 3821**

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Sold Price ^{RS} **\$980,000** Sold Date **27-Nov-24**Distance **16.46km**

RS = Recent sale

UN = Undisclosed Sale

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