

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 or
locality and postcode

21 Kelso Road, Yallourn North Vic 3825

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$245,000

Property Type

House

Suburb

Yallourn North

Period - From

15/10/2020

to

14/10/2021

Source

REIV

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
1	12 Kelso Rd YALLOURN NORTH 3825	\$393,850	04/10/2021
2	84 Kelso Rd YALLOURN NORTH 3825	\$380,000	20/08/2021
3	23 Boundary Rd YALLOURN NORTH 3825	\$239,000	07/05/2021

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:

15/10/2021 15:23



Property Type: House (Res)
Land Size: 1328 sqm approx
Agent Comments

Indicative Selling Price

\$390,000

Median House Price

15/10/2020 - 14/10/2021: \$245,000

Comparable Properties



12 Kelso Rd YALLOURN NORTH 3825 (REI)

Agent Comments



Price: \$393,850
Method: Private Sale
Date: 04/10/2021
Property Type: House
Land Size: 1365 sqm approx



84 Kelso Rd YALLOURN NORTH 3825 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 20/08/2021
Property Type: House (Res)
Land Size: 1754 sqm approx



23 Boundary Rd YALLOURN NORTH 3825 (REI)

Agent Comments



Price: \$239,000
Method: Private Sale
Date: 07/05/2021
Property Type: House
Land Size: 657 sqm approx

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244