

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

11 Moorhouse Court Yarragon 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

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$207,500

Property type

Land

Suburb

Yarragon

Period-from

01 Sep 2019

to

31 Aug 2020

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

41 Woodlawn Boulevard Yarragon VIC 3823	\$240,000	16-Sep-19
24 Rollo Street Yarragon VIC 3823	\$225,000	24-Dec-19
20A Rollo Street Yarragon VIC 3823	\$210,000	29-Jan-20

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: 11 September 2020

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41 Woodlawn Boulevard Yarragon VIC 3823

Sold Price

\$240,000

Sold Date

16-Sep-19

 4  2  2

Distance

0.28km



24 Rollo Street Yarragon VIC 3823

Sold Price

\$225,000

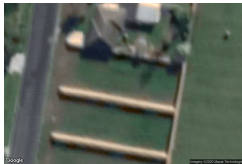
Sold Date

24-Dec-19

 -  -  -

Distance

0.99km



20A Rollo Street Yarragon VIC 3823

Sold Price

\$210,000

Sold Date

29-Jan-20

 -  -  -

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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