

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

18 Freddy Court Yarrowonga VIC 3730

Indicative selling price

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

Single Price

\$875,000

or range
between

&

Median sale price

(*Delete house or unit as applicable) \$180,000

Median Price

~~\$380,000~~

Property type

House

LAND

Suburb

Yarrowonga

Period-from

01 Aug 2019

to

31 Jul 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

Address of comparable property	Price	Date of sale
103 Robinson Way Yarrowonga VIC 3730	\$825,000	07-Jun-19
107 Robinson Way Yarrowonga VIC 3730	\$765,000	03-May-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: 27 August 2020



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103 Robinson Way Yarrowonga VIC Sold Price **\$825,000**

Sold Date **07-Jun-19**



Distance **0.33km**



107 Robinson Way Yarrowonga VIC Sold Price **\$765,000**

Sold Date **03-May-20**



Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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