

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

28 Gooding Street, Yallourn North Vic 3825

Indicative selling price

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

Single price

\$310,000

Median sale price

Median price

\$340,000

Property Type

House

Suburb

Yallourn North

Period - From

02/11/2021

to

01/11/2022

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	36 Gooding St YALLOURN NORTH 3825	\$315,000	13/04/2022
2	12 Gooding St YALLOURN NORTH 3825	\$310,000	27/05/2022
3	139 North Rd YALLOURN NORTH 3825	\$305,000	29/01/2022

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:

02/11/2022 09:54

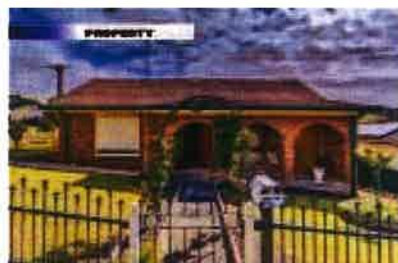


Property Type: House (Res)
Land Size: 659 sqm approx
Agent Comments

Indicative Selling Price
\$310,000

Median House Price
02/11/2021 - 01/11/2022: \$340,000

Comparable Properties



36 Gooding St YALLOURN NORTH 3825 (VG)

Agent Comments



Price: \$315,000
Method: Sale
Date: 13/04/2022
Property Type: House (Res)
Land Size: 621 sqm approx



12 Gooding St YALLOURN NORTH 3825 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 27/05/2022
Property Type: House
Land Size: 529 sqm approx

139 North Rd YALLOURN NORTH 3825 (VG)

Agent Comments



Price: \$305,000
Method: Sale
Date: 29/01/2022
Property Type: House (Res)
Land Size: 656 sqm approx