

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

3 CLIFTON TERRACE WY YUNG VIC 3875

Indicative selling price

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

Single Price

\$879,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Wy Yung

Period-from

01 Dec 2023

to

30 Nov 2024

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

15 ROSELEIGH PLACE WY YUNG VIC 3875	\$1,075,000	05-Jun-24
53 MCAULEYS ROAD WY YUNG VIC 3875	\$1,100,000	13-Nov-24
21A HOWITT AVENUE EASTWOOD VIC 3875	\$970,000	31-May-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: 11 December 2024

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**15 ROSELEIGH PLACE WY YUNG
VIC 3875**

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Sold Price **\$1,075,000** Sold Date **05-Jun-24**Distance **0.59km****53 MCAULEYS ROAD WY YUNG
VIC 3875**

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Sold Price ^{RS} **\$1,100,000** Sold Date **13-Nov-24**Distance **1.01km****21A HOWITT AVENUE EASTWOOD
VIC 3875**

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Sold Price **\$970,000** Sold Date **31-May-24**Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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