



## STATEMENT OF INFORMATION

5 MCNALLY STREET, YARRAWONGA, VIC 3730

PREPARED BY MARTY CUMMINS, YARRAWONGA MULWALA REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 MCNALLY STREET, YARRAWONGA, VIC**  3  1  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$275,000 to \$285,000**

Provided by: Marty Cummins, Yarrowonga Mulwala Real Estate

## MEDIAN SALE PRICE



**YARRAWONGA, VIC, 3730**

Suburb Median Sale Price (House)

**\$325,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**74 SOUTH RD, YARRAWONGA, VIC 3730**  3  2  2

### Sale Price

**\*\$255,000**

Sale Date: 31/10/2017

Distance from Property: 1.2km



**2/6 HEYINGTON PL, YARRAWONGA, VIC 3730**  3  1  2

### Sale Price

**\*\$272,000**

Sale Date: 12/10/2017

Distance from Property: 1.1km



**17 LOTT ST, YARRAWONGA, VIC 3730**  3  1  2

### Sale Price

**\$257,500**

Sale Date: 27/06/2017

Distance from Property: 223m



This report has been compiled on 30/11/2017 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

5 MCNALLY STREET, YARRAWONGA, VIC 3730

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$275,000 to \$285,000

Median sale price

Median price

\$325,000

House

X

Unit


Suburb

YARRAWONGA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
74 SOUTH RD, YARRAWONGA, VIC 3730	*\$255,000	31/10/2017
2/6 HEYINGTON PL, YARRAWONGA, VIC 3730	*\$272,000	12/10/2017
17 LOTT ST, YARRAWONGA, VIC 3730	\$257,500	27/06/2017