

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

55 BELLS FLAT ROAD YACKANDANDAH VIC 3749

Indicative selling price

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

Single Price

\$839,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

Property type

House

Suburb

Yackandandah

Period-from

01 Feb 2023

to

31 Jan 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

13 BOWLES LANE YACKANDANDAH VIC 3749	\$879,000	13-Nov-23
14 MCEVOY LANE YACKANDANDAH VIC 3749	\$860,000	31-May-23
19 WINDHAM STREET YACKANDANDAH VIC 3749	\$786,000	04-May-23

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.~~

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**13 BOWLES LANE
YACKANDANDAH VIC 3749**

4 2 2

Sold Price **\$879,000** Sold Date **13-Nov-23**

Distance **0.12km**



**14 MCEVOY LANE
YACKANDANDAH VIC 3749**

3 2 2

Sold Price **\$860,000** Sold Date **31-May-23**

Distance **1.9km**



**19 WINDHAM STREET
YACKANDANDAH VIC 3749**

3 1 1

Sold Price **\$786,000** Sold Date **04-May-23**

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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