

STATEMENT OF INFORMATION

11 HIGH ROAD, YALLOURN NORTH, VIC 3825
PREPARED BY DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 HIGH ROAD, YALLOURN NORTH, VIC

3 1 -

Indicative Selling Price

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

Single Price: **\$220,000**

MEDIAN SALE PRICE



YALLOURN NORTH, VIC, 3825

Suburb Median Sale Price (House)

\$196,500

01 January 2017 to 30 June 2017

Provided by: pricefinder

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.



30 ROSSMORE AVE, YALLOURN NORTH, VIC

3 1 4

Sale Price

\$257,000

Sale Date: 16/08/2016

Distance from Property: 719m



14 EAST ST, YALLOURN NORTH, VIC 3825

3 1 4

Sale Price

\$260,000

Sale Date: 22/06/2016

Distance from Property: 85m



131 NORTH RD, YALLOURN NORTH, VIC 3825

3 2 -

Sale Price

\$220,000

Sale Date: 26/09/2016

Distance from Property: 645m



This report has been compiled on 04/07/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - 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

11 HIGH ROAD, YALLOURN NORTH, VIC 3825

Indicative selling price

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

Single Price:

\$220,000

Median sale price

Median price

\$196,500

House

X

Unit


Suburb

YALLOURN NORTH

Period

01 January 2017 to 30 June 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
30 ROSSMORE AVE, YALLOURN NORTH, VIC 3825	\$257,000	16/08/2016
14 EAST ST, YALLOURN NORTH, VIC 3825	\$260,000	22/06/2016
131 NORTH RD, YALLOURN NORTH, VIC 3825	\$220,000	26/09/2016