







Danny Edebohls OPERTYSALI

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 HIGH ROAD, YALLOURN NORTH, VIC

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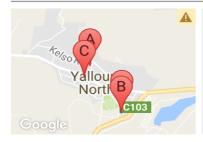


Indicative Selling Price

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







Sale Price

\$257,000

Sale Date: 16/08/2016

Distance from Property: 719m





14 EAST ST, YALLOURN NORTH, VIC 3825







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



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
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Indicative selling price

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

Single Price:	\$220,000			
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Median sale price

Median price	\$196,500	House	X	Unit		Suburb	YALLOURN NORTH
Period	01 January 2017 to 30 June 2017			Sour	се	p	ricefinder

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

