

Carmen Christie  
P 03 5623 1222  
M 0402 042 120  
E carmen.christie@fnwarragul.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

35 Winston Street Yarragon VIC 3823

 3  1  2

## Indicative Selling Price

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

Single Price \$385,000

## Median Sale Price

\$390,000 Houses in Yarragon between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**4 Winston Street Yarragon VIC 3823**

 3  2  2

Sold Price **\$370,000** Sold Date **25-May-18**

Distance **0.24km**



**37 Market Street Yarragon VIC 3823**

 3  1  4

Sold Price **\$390,000** Sold Date **20-Oct-18**

Distance **0.42km**



**4 Loch Street Yarragon VIC 3823**

 3  1  3

Sold Price <sup>RS</sup> **\$395,000** <sup>UN</sup> Sold Date **21-Mar-19**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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