



STATEMENT OF INFORMATION

10 SHANNON COURT, YARRAWONGA, VIC 3730

PREPARED BY CRAIG HAMILTON, YARRAWONGA MULWALA REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 SHANNON COURT, YARRAWONGA, VIC  -  -  -

Indicative Selling Price

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

Price Range: 360,000 to 375,000

Provided by: Max O'Brien, Yarrowonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (House)

\$340,000

01 April 2017 to 31 March 2018

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.



2 PAUL CRT, YARRAWONGA, VIC 3730

 3  2  3

Sale Price

\$408,000

Sale Date: 09/11/2017

Distance from Property: 391m



19 FIONA DR, YARRAWONGA, VIC 3730

 3  2  3

Sale Price

\$410,000

Sale Date: 09/11/2017

Distance from Property: 1.1km



5769 BENALLA-YARRAWONGA RD,

 3  2  3

Sale Price

***\$355,000**

Sale Date: 19/04/2018

Distance from Property: 4.3km



This report has been compiled on 09/05/2018 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2018 - 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

10 SHANNON COURT, YARRAWONGA, VIC 3730

Indicative selling price

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Price Range:

360,000 to 375,000

Median sale price

Median price

\$340,000

House

X

Unit

Suburb

YARRAWONGA

Period

01 April 2017 to 31 March 2018

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
2 PAUL CRT, YARRAWONGA, VIC 3730	\$408,000	09/11/2017
19 FIONA DR, YARRAWONGA, VIC 3730	\$410,000	09/11/2017
5769 BENALLA-YARRAWONGA RD, YARRAWONGA, VIC 3730	*\$355,000	19/04/2018