## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price or range between \$655,000 & \$695,000  Median sale price (*Delete house or unit as applicable)  Median Price \$405,000 Property type Farm Suburb Yarragon  Period-from 01 Jan 2020 to 31 Dec 2020 Source Corelogic  Comparable property sales (*Delete A or B below as applicable)	Property offered for sal	e						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range between  \$655,000  \$695,000  Median sale price  (*Delete house or unit as applicable)  Median Price  \$405,000  Property type  Farm  Suburb  Yarragon  Period-from  01 Jan 2020  to  31 Dec 2020  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.	Including suburb and	22 Cemetery Road Yarragon VIC 3823						
Single Price or range between \$655,000 & \$695,000  Median sale price (*Delete house or unit as applicable)  Median Price \$405,000 Property type Farm Suburb Yarragon  Period-from 01 Jan 2020 to 31 Dec 2020 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.	Indicative selling price				(+5			
Median sale price  (*Delete house or unit as applicable)  Median Price \$405,000 Property type Farm Suburb Yarragon  Period-from 01 Jan 2020 to 31 Dec 2020 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.	For the meaning of this price	e see consumer.vi	c.gov.au	ı/underquotir	ıg (*D	elete single pric	e or range a	is applicable)
(*Delete house or unit as applicable)  Median Price \$405,000 Property type Farm Suburb Yarragon  Period-from 01 Jan 2020 to 31 Dec 2020 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.	Single Price					\$655,000	&	\$695,000
Median Price \$405,000 Property type Farm Suburb Yarragon  Period-from 01 Jan 2020 to 31 Dec 2020 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.	Median sale price							
Period-from 01 Jan 2020 to 31 Dec 2020 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.	(*Delete house or unit as ap	plicable)						
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.	Median Price	\$405,000	Property type			Farm	Suburb	Yarragon
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.	Period-from	01 Jan 2020	to 31 Dec 2020			Source	Corelogic	
estate agent or agent's representative considers to be most comparable to the property for sale.	Comparable property s	ales (*Delete A	or B b	pelow as a	pplic	able)		
Address of comparable property Price Date of sale								
	Address of comparable property							Date of sale

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.

This Statement of Information was prepared on: 22 January 2021



В\*