

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 JAMES LILLIS DRIVE YARRAWONGA VIC 3730

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,500

Property type

House

Suburb

Yarrawonga

Period-from

01 Apr 2021

to

31 Mar 2022

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.

Address of comparable property

Price

Date of sale

17 KINGFISHER DRIVE MULWALA NSW 2647	\$1,100,000	21-Jan-22
9 SUNSET COURT YARRAWONGA VIC 3730	\$1,150,000	31-Mar-22
54 BREARS ROAD YARRAWONGA VIC 3730	\$1,200,000	25-Jun-21

OR

B* 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: 29 April 2022



**17 KINGFISHER DRIVE MULWALA
NSW 2647**

 5  2  2

Sold Price

\$1,100,000

Sold Date

21-Jan-22

Distance

8.97km



**9 SUNSET COURT YARRAWONGA
VIC 3730**

 4  2  20

Sold Price

^{RS} **\$1,150,000** ^{UN}

Sold Date

31-Mar-22

Distance

0.62km



**54 BREARS ROAD YARRAWONGA
VIC 3730**

 4  3  4

Sold Price

\$1,200,000

Sold Date

25-Jun-21

Distance

4.3km

RS = Recent sale

UN = Undisclosed Sale

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