

# 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 4 Neagle Street, Yarragon Vic 3823

### Indicative selling price

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

Single price \$439,000

### Median sale price

Median price \$517,500

Property type House

Suburb Yarragon

Period - From 01/08/2022

to

31/07/2023

Source realestate.com.au

### Comparable property sales

Address of comparable property	Price	Date of sale
22 Hazeldean Road, Yarragon Vic 3823	\$410,000	06/05/2022
7 Market Street, Yarragon Vic 3823	\$462,500	11/04/2022

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: 07/08/2023