

STATEMENT OF INFORMATION

43 ANDERSON AVENUE, YALLOURN NORTH, VIC 3825

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES

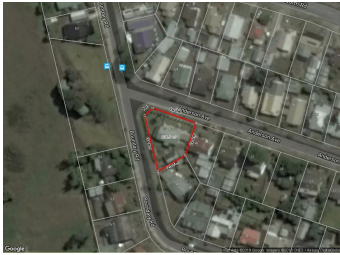


Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



43 ANDERSON AVENUE, YALLOURN

3 1 2

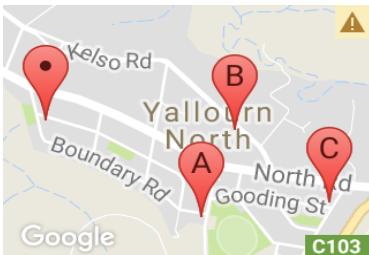
Indicative Selling Price

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

Single Price: **\$245,000**

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



YALLOURN NORTH, VIC, 3825

Suburb Median Sale Price (House)

\$215,000

01 October 2017 to 31 December 2017

Provided by: pricefinder

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.



37 CARMEL ST, YALLOURN NORTH, VIC 3825

3 1 4

Sale Price

\$215,000

Sale Date: 13/10/2017

Distance from Property: 611m



15 KELSO RD, YALLOURN NORTH, VIC 3825

3 1 2

Sale Price

\$220,000

Sale Date: 07/09/2017

Distance from Property: 615m



2 GOODING ST, YALLOURN NORTH, VIC 3825

3 2 3

Sale Price

\$200,000

Sale Date: 11/05/2017

Distance from Property: 969m



This report has been compiled on 30/01/2018 by Danny Edebohls Property Sales. 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

43 ANDERSON AVENUE, YALLOURN NORTH, VIC 3825

Indicative selling price

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

Single Price:

\$245,000

Median sale price

Median price

\$215,000

House

X

Unit


Suburb

YALLOURN NORTH

Period

01 October 2017 to 31 December 2017

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
37 CARMEL ST, YALLOURN NORTH, VIC 3825	\$215,000	13/10/2017
15 KELSO RD, YALLOURN NORTH, VIC 3825	\$220,000	07/09/2017
2 GOODING ST, YALLOURN NORTH, VIC 3825	\$200,000	11/05/2017