

## LAND Offered for Sale

2 Melbourne Lane Yackandandah VIC 3749

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## Indicative Selling Price

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

Single Price \$895,000

## Median Sale Price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

## 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.



**13 Connel Street Yackandandah VIC Sold Price \$600,000 Sold Date 06-Dec-18**

 4  2  2

Distance **0.88km**



**62 Isaacs Avenue Yackandandah VIC 3749 Sold Price \$652,000 Sold Date 31-May-17**

 4  2  4

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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**130 John R Hodgson Drive  
Yackandandah VIC 3749**

 4  2  2

Sold Price

**\$730,000**

Sold Date

**30-Apr-19**

Distance

**3.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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