

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

15 LUTON 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

House

Suburb

Yarrowonga

Period-from

01 Feb 2024

to

31 Jan 2025

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

25 BANK STREET YARRAWONGA VIC 3730	\$1,200,000	14-Dec-23
2 LOMANDRA COURT YARRAWONGA VIC 3730	\$1,250,000	19-Dec-23
5 SHELL CLOSE YARRAWONGA VIC 3730	\$1,400,000	28-Mar-24

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.~~

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**25 BANK STREET YARRAWONGA
VIC 3730**

 3  1  1

Sold Price **\$1,200,000** Sold Date **14-Dec-23**

Distance **3.58km**



**2 LOMANDRA COURT
YARRAWONGA VIC 3730**

 3  2  2

Sold Price **\$1,250,000** Sold Date **19-Dec-23**

Distance **4.29km**



**5 SHELL CLOSE YARRAWONGA
VIC 3730**

 5  3  2

Sold Price **\$1,400,000** Sold Date **28-Mar-24**

Distance **1.95km**



**61B RIVER ROAD YARRAWONGA
VIC 3730**

 4  2  1

Sold Price **\$1,300,000** Sold Date **13-Nov-24**

Distance **2.85km**

RS = Recent sale UN = Undisclosed Sale

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