



STATEMENT OF INFORMATION

21 DERRY DRIVE, YARRAWONGA, VIC 3730

PREPARED BY ANDREW SHELL, YARRAWONGA MULWALA REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 DERRY DRIVE, YARRAWONGA, VIC

 3  2  4

Indicative Selling Price

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

Price Range: \$350,000 to \$370,000

Provided by: Andrew Shell, Yarrowonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (House)

\$325,500

01 October 2016 to 30 September 2017

Provided by: 

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.



15 KATHRYN CRES, YARRAWONGA, VIC 3730

 4  2  2

Sale Price

\$370,000

Sale Date: 26/05/2017

Distance from Property: 317m



3 MADDEN DR, YARRAWONGA, VIC 3730

 4  2  2

Sale Price

\$358,000

Sale Date: 23/03/2017

Distance from Property: 601m



1 ANDREA CRT, YARRAWONGA, VIC 3730

 4  2  2

Sale Price

\$349,000

Sale Date: 29/05/2017

Distance from Property: 1.7km



This report has been compiled on 12/12/2017 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

21 DERRY DRIVE, YARRAWONGA, VIC 3730

Indicative selling price

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

Price Range:

\$350,000 to \$370,000

Median sale price

Median price

\$325,500

House

X

Unit

Suburb

YARRAWONGA

Period

01 October 2016 to 30 September 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
15 KATHRYN CRES, YARRAWONGA, VIC 3730	\$370,000	26/05/2017
3 MADDEN DR, YARRAWONGA, VIC 3730	\$358,000	23/03/2017
1 ANDREA CRT, YARRAWONGA, VIC 3730	\$349,000	29/05/2017