

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 2 Yarragon-Shady Creek Road Yarragon Vic 3823

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$

or range between

\$2,500,000

&

\$2,750,000

### Median sale price

Median price

\$605,000

Property type

Farm

Suburb

Yarragon

Period - From

01/07/2021

to

30/06/2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 27/07/2022