

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

10 LESLIE MEWS 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Yarrawonga

Period-from

01 Sep 2023

to

31 Aug 2024

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

8 KARLI GARDENS YARRAWONGA VIC 3730	\$680,000	23-Oct-23
12 MARY COURT YARRAWONGA VIC 3730	\$681,000	08-Mar-24
35 RAKALI DRIVE YARRAWONGA VIC 3730	\$670,000	18-Oct-23

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.~~

This Statement of Information was prepared on: 12 September 2024



8 KARLI GARDENS YARRAWONGA VIC 3730

Sold Price

\$680,000

Sold Date

23-Oct-23



4



2



2

Distance

0.09km



12 MARY COURT YARRAWONGA VIC 3730

Sold Price

\$681,000

Sold Date

08-Mar-24



4



2



2

Distance

0.36km



35 RAKALI DRIVE YARRAWONGA VIC 3730

Sold Price

\$670,000

Sold Date

18-Oct-23



4



2



6

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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