## 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

LOT 1219 PETER THOMSON CIRCUIT 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	\$275,000	<del>or range</del> <del>between</del>		&	
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## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$260,000	Prop	erty type Land		Suburb	Yarrawonga	
Period-from	01 Jun 2024	to	31 May 2	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
LOT 1207 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730	\$295,000	06-Sep-24
LOT 1203 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730	\$290,000	08-May-24
LOT 1202 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730	\$300,000	20-Nov-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.

This Statement of Information was prepared on: 25 June 2025







**LOT 1207 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730** 

**⇔** -

Sold Price

\$295,000 Sold Date 06-Sep-24

Distance 0.2km



**LOT 1203 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730** 

Sold Price

\$290,000 Sold Date 08-May-24

Distance 0.26km



**LOT 1202 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730** 

Sold Price

\$300,000 Sold Date 20-Nov-24

Distance

0.28km

**RS** = Recent sale

UN = Undisclosed Sale

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