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	3/34 ANCHORAGE WAY YARRAWONGA VIC 3730						
Indicative selling price For the meaning of this price	a see consumer vi	c dov a	u/underquotir	na (*D	alete single pric	e or range	as annlicable)
Single Price	\$759,000		or range		elete siligie pilo	&	
Single Frice	Single Frice \$\psi 1753,000		between				
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$475,000	Property type U			Unit	Suburb	Yarrawonga
Period-from	01 Oct 2024	t 2024 to 30 Sep 2025			Source		Cotality
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							
4 DOC COURT YARRAWONGA VIC 3730					\$7	80,000	26-Aug-24
T DOG GOOK! TAKKAWONGA VIO 3730					Ψ		20 Aug-24
OR							

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: 17 October 2025



В*





4 DOC COURT YARRAWONGA VIC Sold Price 3730

\$780,000 Sold Date 26-Aug-24

Distance 0.17km

RS = Recent sale

UN = Undisclosed Sale

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