

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

3/40 COGHILL STREET 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$464,500

Property type

Unit

Suburb

Yarrawonga

Period-from

01 May 2024

to

30 Apr 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

6/169 BELMORE STREET YARRAWONGA VIC 3730	\$475,000	11-Mar-25
1/42 ORR STREET YARRAWONGA VIC 3730	\$472,000	05-Mar-25
46A HUME STREET YARRAWONGA VIC 3730	\$525,000	17-May-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: 27 May 2025



Xavier Leslie

E xavier.leslie@elders.com.au



**6/169 BELMORE STREET
YARROWONGA VIC 3730**

2 1 -

Sold Price **\$475,000** Sold Date **11-Mar-25**

Distance **0.72km**



**1/42 ORR STREET YARROWONGA
VIC 3730**

2 1 1

Sold Price **\$472,000** Sold Date **05-Mar-25**

Distance **0.18km**



**46A HUME STREET YARROWONGA
VIC 3730**

2 1 1

Sold Price **\$525,000** Sold Date **17-May-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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