

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

31 APPLEBOX CRESCENT YARRAGON VIC 3823

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

\$700,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Other

Suburb

Yarragon

Period-from

01 Feb 2024

to

31 Jan 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

16 SILVERTOP DRIVE YARRAGON VIC 3823	\$690,000	06-Mar-24
4 TI TREE COURT YARRAGON VIC 3823	\$698,000	22-Sep-23
52 WOODLAWN BOULEVARD YARRAGON VIC 3823	\$670,000	20-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: 25 February 2025

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**16 SILVERTOP DRIVE YARRAGON
VIC 3823**

Sold Price

\$690,000

Sold Date

06-Mar-24

 4

 2

 2

Distance

0.2km



**4 TI TREE COURT YARRAGON VIC
3823**

Sold Price

\$698,000

Sold Date

22-Sep-23

 3

 2

 2

Distance

0.24km



**52 WOODLAWN BOULEVARD
YARRAGON VIC 3823**

Sold Price

\$670,000

Sold Date

20-May-24

 4

 2

 2

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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