

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

4/47-49 MCLEOD 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

\$265,000

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

1/23 MCLEOD STREET YARRAWONGA VIC 3730	\$320,000	07-Nov-24
4/48 MURPHY STREET YARRAWONGA VIC 3730	\$304,000	29-Jul-24
4/20-22 STURT STREET MULWALA NSW 2647	\$309,000	14-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.~~

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**1/23 MCLEOD STREET
YARRAWONGA VIC 3730**

2 1 1

Sold Price **\$320,000** Sold Date **07-Nov-24**

Distance **0.39km**



**4/48 MURPHY STREET
YARRAWONGA VIC 3730**

1 1 1

Sold Price **\$304,000** Sold Date **29-Jul-24**

Distance **1.32km**



**4/20-22 STURT STREET MULWALA
NSW 2647**

2 1 2

Sold Price **\$309,000** Sold Date **14-Nov-24**

Distance **4.58km**

RS = Recent sale

UN = Undisclosed Sale

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