

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

623 MURRAY VALLEY HIGHWAY 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

or range
between

\$3,100,000

&

\$3,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Yarrawonga

Period-from

01 Jul 2023

to

30 Jun 2024

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

33 BRENT ROAD YARRAWONGA VIC 3730

\$1,600,000

06-Jun-23

230 MELBOURNE STREET MULWALA NSW 2647

\$5,150,000

09-Apr-24

151 FEDERATION AVENUE COROWA NSW 2646

\$1,350,000

23-Feb-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: 02 July 2024



**33 BRENT ROAD YARRAWONGA
VIC 3730**

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Sold Price **\$1,600,000** Sold Date **06-Jun-23**

Distance **2.98km**



**230 MELBOURNE STREET
MULWALA NSW 2647**

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Sold Price ^{RS} **\$5,150,000** Sold Date **09-Apr-24**

Distance **5.63km**



**151 FEDERATION AVENUE
COROWA NSW 2646**

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Sold Price **\$1,350,000** Sold Date **23-Feb-24**

Distance **39.91km**

RS = Recent sale **UN** = Undisclosed Sale

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