

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

99 UNION STREET YARRAM VIC 3971

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

\$395,000

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

House

Suburb

Yarram

Period-from

01 Apr 2024

to

31 Mar 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

49 UNION STREET YARRAM VIC 3971	\$453,000	25-Oct-24
13 GIPPS STREET YARRAM VIC 3971	\$460,000	04-Nov-24
32 NICOL STREET YARRAM VIC 3971	\$408,000	11-Oct-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: 21 April 2025



49 UNION STREET YARRAM VIC 3971

3 1 2

Sold Price **\$453,000** Sold Date **25-Oct-24**

Distance **0.47km**



13 GIPPS STREET YARRAM VIC 3971

3 1 1

Sold Price **\$460,000** Sold Date **04-Nov-24**

Distance **0.55km**



32 NICOL STREET YARRAM VIC 3971

4 1 1

Sold Price **\$408,000** Sold Date **11-Oct-24**

Distance **0.62km**



21 BRUCE STREET YARRAM VIC 3971

3 1 1

Sold Price **\$390,000** Sold Date **31-Oct-24**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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