

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

109 ROBINSON LANE YACKANDANDAH VIC 3749

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,500

Property type

House

Suburb

Yackandandah

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

31 BELLS FLAT ROAD YACKANDANDAH VIC 3749	\$1,210,000	24-Sep-24
177 DRAPERS ROAD LENEVA VIC 3691	\$1,350,000	29-Oct-24
1885 KIEWA VALLEY HIGHWAY KIEWA VIC 3691	\$1,390,000	24-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.~~

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**31 BELLS FLAT ROAD
YACKANDANDAH VIC 3749**

4 2 4

Sold Price **\$1,210,000** Sold Date **24-Sep-24**

Distance **2.11km**



**177 DRAPERS ROAD LENEVA VIC
3691**

4 2 5

Sold Price **\$1,350,000** Sold Date **29-Oct-24**

Distance **17.61km**



**1885 KIEWA VALLEY HIGHWAY
KIEWA VIC 3691**

5 3 -

Sold Price **\$1,390,000** Sold Date **24-May-24**

Distance **18km**

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

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