

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 62 PETER THOMSON CIRCUIT 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 \$229,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$250,000 Property type Land Suburb Yarrowonga
Period-from 01 Jun 2023 to 31 May 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
LOT 1243 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730	\$230,000	08-May-23
46 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730	\$258,000	03-Jul-23
84 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730	\$240,000	03-Apr-23

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: 26 June 2024



Xavier Leslie

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**LOT 1243 PETER THOMSON
CIRCUIT YARRAWONGA VIC 3730**

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Sold Price **\$230,000** Sold Date **08-May-23**

Distance **0.3km**



**46 PETER THOMSON CIRCUIT
YARRAWONGA VIC 3730**

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Sold Price **\$258,000** Sold Date **03-Jul-23**

Distance **0.15km**



**84 PETER THOMSON CIRCUIT
YARRAWONGA VIC 3730**

- - -

Sold Price **\$240,000** Sold Date **03-Apr-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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