

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 ANNESLEY STREET, YAMBUK, VIC**

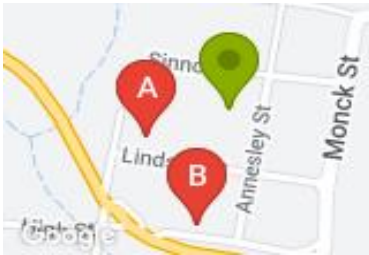
4 1 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$635,000**

## MEDIAN SALE PRICE



**YAMBUK, VIC, 3285**

**Suburb Median Sale Price (House)**

**\$385,500**

01 April 2023 to 31 March 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**2 LINDSAY ST, YAMBUK, VIC 3285**

3 1 4

**Sale Price**

**\$391,000**

Sale Date: 21/08/2023

Distance from Property: 143m



**4244 PRINCES HWY, YAMBUK, VIC 3285**

3 1 1

**Sale Price**

**\$380,000**

Sale Date: 16/06/2023

Distance from Property: 211m



This report has been compiled on 29/05/2024 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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