

AREA SPECIALIST

STATEMENT OF INFORMATION

123 NORTH ROAD, YALLOURN NORTH, VIC 3825

PREPARED BY RACHEL BUGLISI, AREA SPECIALIST, PHONE: 0401 098 763

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



123 NORTH ROAD, YALLOURN NORTH,

4 1 4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$398,000**

Provided by: Rachel Buglisi, Area Specialist

MEDIAN SALE PRICE



YALLOURN NORTH, VIC, 3825

Suburb Median Sale Price (House)

\$315,000

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



19 MARSHALL ST, YALLOURN NORTH, VIC

3 1 2

Sale Price

\$390,000

Sale Date: 08/09/2023

Distance from Property: 669m



50 ANDERSON AVE, YALLOURN NORTH, VIC

3 1 2

Sale Price

***\$372,500**

Sale Date: 18/06/2024

Distance from Property: 309m



71 NORTH RD, YALLOURN NORTH, VIC 3825

3 1 3

Sale Price

\$380,000

Sale Date: 08/01/2024

Distance from Property: 518m



This report has been compiled on 02/07/2024 by Area Specialist. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

123 NORTH ROAD, YALLOURN NORTH, VIC 3825

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$398,000


Median sale price

Median price: \$315,000

Property type: House

Suburb: YALLOURN NORTH

Period: 01 July 2023 to 30 June 2024

Source: 

Comparable property sales

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
19 MARSHALL ST, YALLOURN NORTH, VIC 3825	\$390,000	08/09/2023
50 ANDERSON AVE, YALLOURN NORTH, VIC 3825	*\$372,500	18/06/2024
71 NORTH RD, YALLOURN NORTH, VIC 3825	\$380,000	08/01/2024

This Statement of Information was prepared on: 02/07/2024