

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

133 BULLUMWAAL ROAD WY YUNG VIC 3875

Indicative selling price

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

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Wy Yung

Period-from

01 Mar 2023

to

29 Feb 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

5 CLIFTON CLOSE WY YUNG VIC 3875	\$450,000	19-Dec-22
175 BULLUMWAAL ROAD WY YUNG VIC 3875	\$475,000	05-Jul-23
142 BULLUMWAAL ROAD WY YUNG VIC 3875	\$459,500	10-Oct-22

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: 20 March 2024



5 CLIFTON CLOSE WY YUNG VIC 3875

3 2 -

Sold Price

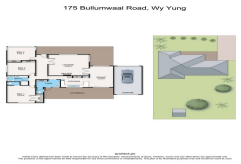
\$450,000

Sold Date

19-Dec-22

Distance

0.37km



175 BULLUMWAAL ROAD WY YUNG VIC 3875

3 1 1

Sold Price

\$475,000

Sold Date

05-Jul-23

Distance

0.44km



142 BULLUMWAAL ROAD WY YUNG VIC 3875

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Sold Price

\$459,500

Sold Date

10-Oct-22

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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