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

21 IAN COURT 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)

		between		
Median sale price				
(*Delete house or unit as applicable	e)			

Median Price	\$531,000	Prope	operty type Hous		House	Suburb	Wy Yung
Period-from	01 Sep 2022	to	31 Aug 2	2023	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	
16 MACLURE DRIVE WY YUNG VIC 3875	\$890,000	17-Feb-23	
70 MACLURE DRIVE WY YUNG VIC 3875	\$920,000	18-Nov-22	
8 IAN COURT WY YUNG VIC 3875	\$975,000	12-Aug-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: 19 September 2023



consumer.vic.gov.au



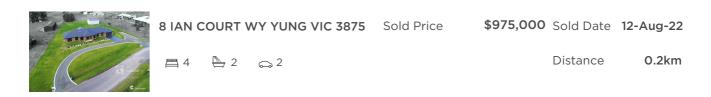
- E laura.waites@obre.com.au



16 MACLURE DRIVE WY YUNG VIC Sold Price \$890,000 Sold Date 17-Feb-23 3875 0.3km Distance 昌 5 2 🚔 **a** 2



70 MA 3875	CLURE [DRIVE WY YUNG VIC Sold	d Price \$920,000	Sold Date	18-Nov-22
酉 4	2 🚔	⇔ 6		Distance	0.53km



RS = Recent sale UN = Undisclosed Sale

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