

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

3 ISABELLE DRIVE 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

\$839,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

House

Suburb

Wy Yung

Period-from

01 May 2023

to

30 Apr 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

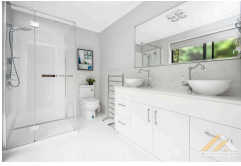
Date of sale

21 LOUISE DRIVE LUCKNOW VIC 3875	\$875,000	18-May-23
440 BALFOURS ROAD GRANITE ROCK VIC 3875	\$770,000	15-Jun-23
70 CLIFTON WEST ROAD WY YUNG VIC 3875	\$850,000	19-Dec-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: 20 May 2024



21 LOUISE DRIVE LUCKNOW VIC 3875

Sold Price

\$875,000

Sold Date

18-May-23

 3  2  5

Distance

0.69km



440 BALFOURS ROAD GRANITE ROCK VIC 3875

Sold Price

\$770,000

Sold Date

15-Jun-23

 3  2  1

Distance

4.52km



70 CLIFTON WEST ROAD WY YUNG VIC 3875

Sold Price

^{RS} **\$850,000**

Sold Date

19-Dec-23

 -  -  -

Distance

3.39km

RS = Recent sale

UN = Undisclosed Sale

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