

# 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 44 East Street, Yallourn North Vic 3825  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$389,000

### Median sale price

Median price \$360,000

Property Type House

Suburb Yallourn North

Period - From 01/04/2023

to 31/03/2024

Source REIV

### 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
1	50 Anderson Av YALLOURN NORTH 3825	\$372,500	18/06/2024
2	41 Third St YALLOURN NORTH 3825	\$340,000	20/11/2023
3	24 Anderson Av YALLOURN NORTH 3825	\$315,000	31/07/2023

**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:

19/06/2024 10:48



3 bedrooms, 1 bathroom, 2 cars

Property Type: House (Previously Occupied - Detached)  
Land Size: 749 sqm approx  
Agent Comments

Indicative Selling Price \$389,000  
Median House Price Year ending March 2024: \$360,000

## Comparable Properties



50 Anderson Av YALLOURN NORTH 3825 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$372,500  
Method: Private Sale  
Date: 18/06/2024  
Property Type: House  
Land Size: 521 sqm approx



41 Third St YALLOURN NORTH 3825 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$340,000  
Method: Private Sale  
Date: 20/11/2023  
Property Type: House  
Land Size: 661 sqm approx



24 Anderson Av YALLOURN NORTH 3825 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 1 car

Price: \$315,000  
Method: Private Sale  
Date: 31/07/2023  
Property Type: House  
Land Size: 572 sqm approx