

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

5 ANDREA COURT YARRAWONGA VIC 3730

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Yarrowonga

Period-from

01 Sep 2022

to

31 Aug 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

11 WESTON CLOSE YARRAWONGA VIC 3730	\$445,000	21-Feb-23
37 GILMORE STREET YARRAWONGA VIC 3730	\$480,000	06-Feb-23
10 EVERIST AVENUE YARRAWONGA VIC 3730	\$465,000	23-Feb-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: 26 September 2023



**11 WESTON CLOSE YARRAWONGA
VIC 3730**

 3  1  2

Sold Price

\$445,000

Sold Date

21-Feb-23

Distance

0.08km



**37 GILMORE STREET
YARRAWONGA VIC 3730**

 3  2  2

Sold Price

\$480,000

Sold Date

06-Feb-23

Distance

0.14km



**10 EVERIST AVENUE
YARRAWONGA VIC 3730**

 3  1  2

Sold Price

\$465,000

Sold Date

23-Feb-23

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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