



STATEMENT OF INFORMATION

2 ELY STREET, YARRAWONGA, VIC 3730

PREPARED BY MARTY CUMMINS, YARRAWONGA MULWALA REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 ELY STREET, YARRAWONGA, VIC 3730



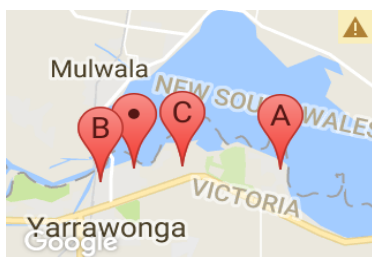
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$680,000 to \$699,000

Provided by: Marty Cummins, Yarrowonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (House)

\$324,750

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



6 MCRAE CRT, YARRAWONGA, VIC 3730



Sale Price

\$695,000

Sale Date: 04/05/2016

Distance from Property: 3.9km



17 TOM ST, YARRAWONGA, VIC 3730



Sale Price

\$645,000

Sale Date: 03/08/2016

Distance from Property: 985m



20 LEAH DR, YARRAWONGA, VIC 3730



Sale Price

\$675,000

Sale Date: 09/12/2016

Distance from Property: 1.3km



This report has been compiled on 28/09/2017 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 ELY STREET, YARRAWONGA, VIC 3730

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$680,000 to \$699,000

Median sale price

Median price \$324,750

House

Unit

X

Suburb

YARRAWONGA

Period 01 July 2016 to 30 June 2017

Source

 pricefinder

Comparable property sales

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
6 MCRAE CRT, YARRAWONGA, VIC 3730	\$695,000	04/05/2016
17 TOM ST, YARRAWONGA, VIC 3730	\$645,000	03/08/2016
20 LEAH DR, YARRAWONGA, VIC 3730	\$675,000	09/12/2016