

STATEMENT OF INFORMATION

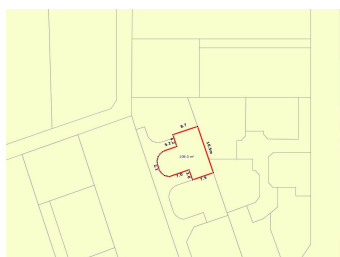
3/14 TELFORD STREET, YARRAWONGA, VIC 3730

PREPARED BY BERNADETTE ATTWOOD, YARRAWONGA MULWALA REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/14 TELFORD STREET, YARRAWONGA,

 2  1  1

Indicative Selling Price

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

Price Range: \$245,000 to \$259,000

Provided by: Bernadette Attwood, Yarrowonga Mulwala Real Estate

MEDIAN SALE PRICE



YARRAWONGA, VIC, 3730

Suburb Median Sale Price (Unit)

\$233,000

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.



50 MURPHY ST, YARRAWONGA, VIC 3730

 2  1  1

Sale Price

***\$261,000**

Sale Date: 10/08/2017

Distance from Property: 1.3km



8 KINGSLEY CRT, YARRAWONGA, VIC 3730

 2  1  2

Sale Price

\$220,000

Sale Date: 30/06/2017

Distance from Property: 869m



2/74 PIPER ST, YARRAWONGA, VIC 3730

 2  1  1

Sale Price

\$238,000

Sale Date: 22/12/2016

Distance from Property: 1.7km



This report has been compiled on 18/09/2017 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

3/14 TELFORD STREET, YARRAWONGA, VIC 3730

Indicative selling price

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

Price Range: \$245,000 to \$259,000

Median sale price

Median price

\$233,000

House

Unit

X

Suburb

YARRAWONGA

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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
50 MURPHY ST, YARRAWONGA, VIC 3730	*\$261,000	10/08/2017
8 KINGSLEY CRT, YARRAWONGA, VIC 3730	\$220,000	30/06/2017
2/74 PIPER ST, YARRAWONGA, VIC 3730	\$238,000	22/12/2016