

# **STATEMENT OF INFORMATION**

70 STEVENSON COURT, YARRAWONGA, VIC PREPARED BY YARRAWONGA MULWALA REAL ESTATE



#### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



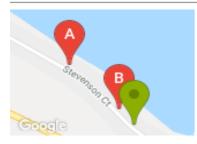
## 70 STEVENSON COURT, YARRAWONGA, 🖾 3 🕒 2 😓 2

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

Single Price:

\$865,000

## **MEDIAN SALE PRICE**



#### YARRAWONGA, VIC, 3730

Suburb Median Sale Price (House)

\$347,500

01 July 2017 to 30 June 2018

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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.



## 38 STEVENSON CRT, YARRAWONGA, VIC 3730 📇 3 🕒 2 😓 2

**Sale Price \$795,000** Sale Date: 26/03/2018

Distance from Property: 310m



#### 62 STEVENSON CRT, YARRAWONGA, VIC 3730 📇 3 🕒 2 🚓 4

**Sale Price \$822,500** Sale Date: 04/05/2017

Distance from Property: 80m

This report has been compiled on 13/07/2018 by Yarrawonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2018 - 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 70 STEVENSON COURT, YARRAWONGA, VIC

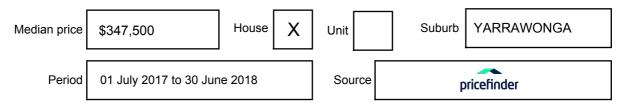
#### Indicative selling price

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

Single Price:

\$865,000

#### Median sale price



#### **Comparable property sales**

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.

Address of comparable property	Price	Date of sale
38 STEVENSON CRT, YARRAWONGA, VIC 3730	\$795,000	26/03/2018
62 STEVENSON CRT, YARRAWONGA, VIC 3730	\$822,500	04/05/2017