



# STATEMENT OF INFORMATION

163 NORTH ROAD, YALLOURN NORTH, VIC-3825

PREPARED BY DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY SALES**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**163 NORTH ROAD, YALLOURN NORTH,**

3 1 1

**Indicative Selling Price**

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

**Single Price: \$165,000**

## MEDIAN SALE PRICE



**YALLOURN NORTH, VIC, 3825**

**Suburb Median Sale Price (House)**

**\$215,000**

01 October 2017 to 31 December 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.



**71 NORTH RD, YALLOURN NORTH, VIC**

3 1 4

**Sale Price**

**\$166,000**

Sale Date: 05/09/2016

Distance from Property: 956m



**36 GOODING ST, YALLOURN NORTH, VIC**

3 1 4

**Sale Price**

**\$175,000**

Sale Date: 23/12/2016

Distance from Property: 723m



**52 ANDERSON AVE, YALLOURN NORTH,**

3 1 1

**Sale Price**

**\$175,000**

Sale Date: 01/07/2016

Distance from Property: 126m

This report has been compiled on 11/01/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

163 NORTH ROAD, YALLOURN NORTH, VIC 3825

### Indicative selling price

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

Single Price:

\$165,000

### Median sale price

Median price

\$215,000

House

Unit

Suburb

YALLOURN NORTH

Period

01 October 2017 to 31 December 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
71 NORTH RD, YALLOURN NORTH, VIC 3825	\$166,000	05/09/2016
36 GOODING ST, YALLOURN NORTH, VIC 3825	\$175,000	23/12/2016
52 ANDERSON AVE, YALLOURN NORTH, VIC 3825	\$175,000	01/07/2016