



PROPERTYSALES



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



163 NORTH ROAD, YALLOURN NORTH,





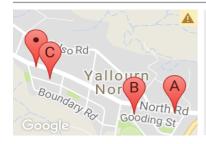


Indicative Selling Price

For the meaning of this price see 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: pricefinder

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







Sale Price

\$166,000

Sale Date: 05/09/2016

Distance from Property: 956m





36 GOODING ST, YALLOURN NORTH, VIC







Sale Price

\$175,000

Sale Date: 23/12/2016

Distance from Property: 723m





52 ANDERSON AVE, YALLOURN NORTH,







Sale Price

\$175,000

Sale Date: 01/07/2016

Distance from Property: 126m



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
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Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting
Single Price:	\$165,000	

Median sale price

Median price	\$215,000	House	Χ	Unit		Suburb	YALLOURN NORTH
Period	01 October 2017 to 31 December 2017			Source	e	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
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