

**STATEMENT OF INFORMATION**

271 NORTH ROAD, YARRAM, VIC 3971

PREPARED BY LANDMARK OPERATIONS LIMITED

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**271 NORTH ROAD, YARRAM, VIC 3971**

4 2 3

Indicative Selling Price

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

**\$565,000 to \$625,000**

## SUBURB MEDIAN



**YARRAM, VIC, 3971**

Suburb Median Sale Price (House)

**\$230,000**

01 April 2016 to 31 March 2017

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.



**399 TARRA VALLEY RD, DEVON NORTH, VIC**

4 2 4

Sale Price

**\$495,000**

Sale Date: 13/01/2017

Distance from Property: 4.7km



**373 TARRA VALLEY RD, DEVON NORTH, VIC**

4 3 4

Sale Price

**\$695,000**

Sale Date: 20/08/2016

Distance from Property: 4.4km



This report has been compiled on 25/05/2017 by Landmark Operations Limited. Property Data Solutions Pty Ltd 2017 - [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

271 NORTH ROAD, YARRAM, VIC 3971

### Indicative selling price

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

Single Price / Range

\$565,000 to \$625,000

### Median sale price

Median price

\$230,000

House

Unit

Suburb

YARRAM

Period

01 April 2016 to 31 March 2017

Source

pricfinder

### 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
399 TARRA VALLEY RD, DEVON NORTH, VIC 3971	\$495,000	13/01/2017
373 TARRA VALLEY RD, DEVON NORTH, VIC 3971	\$695,000	20/08/2016