



**first
national**
REAL ESTATE

We put you first

Statement of Information

24 EAST STREET, YALLOURN NORTH, VIC 3825

Prepared by Rachel Kobiela, Phone: 0401 098 763



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 EAST STREET, YALLOURN NORTH, VIC 3 1 4

Indicative Selling Price

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

Price Range:

Provided by: Rachel Kobiela, First National Real Estate Latrobe Pty Ltd

MEDIAN SALE PRICE



YALLOURN NORTH, VIC, 3825

Suburb Median Sale Price (House)

\$180,000

01 April 2017 to 31 March 2018

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.



12 KELSO RD, YALLOURN NORTH, VIC 3825 3 1 2

Sale Price

****\$248,865**

Sale Date: 13/04/2018

Distance from Property: 541m



12 LOW RD, YALLOURN NORTH, VIC 3825 3 1 4

Sale Price

\$223,000

Sale Date: 30/11/2017

Distance from Property: 208m



16 NORTH RD, YALLOURN NORTH, VIC 3825 2 2 1

Sale Price

\$180,000

Sale Date: 30/01/2018

Distance from Property: 322m



This report has been compiled on 17/04/2018 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

24 EAST STREET, YALLOURN NORTH, VIC 3825

Indicative selling price

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

Price Range:

Median sale price

Median price

\$180,000

House

Unit

Suburb

YALLOURN NORTH

Period

01 April 2017 to 31 March 2018

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
12 KELSO RD, YALLOURN NORTH, VIC 3825	**\$248,865	13/04/2018
12 LOW RD, YALLOURN NORTH, VIC 3825	\$223,000	30/11/2017
16 NORTH RD, YALLOURN NORTH, VIC 3825	\$180,000	30/01/2018