LANDMARK Harcourts



STATEMENT OF INFORMATION

48 DUKE STREET, YARRAM, VIC 3971

PREPARED BY LANDMARK OPERATIONS LIMITED, 234 COMMERCIAL ROAD,

LANDMARK Harcourts

STATEMENT OF INFORMATION

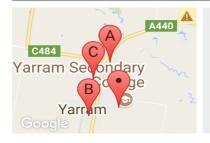
Section 47AF of the Estate Agents Act 1980



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

Price Range: \$265,000 to \$290,000

MEDIAN SALE PRICE



YARRAM, VIC, 3971

Suburb Median Sale Price (House)

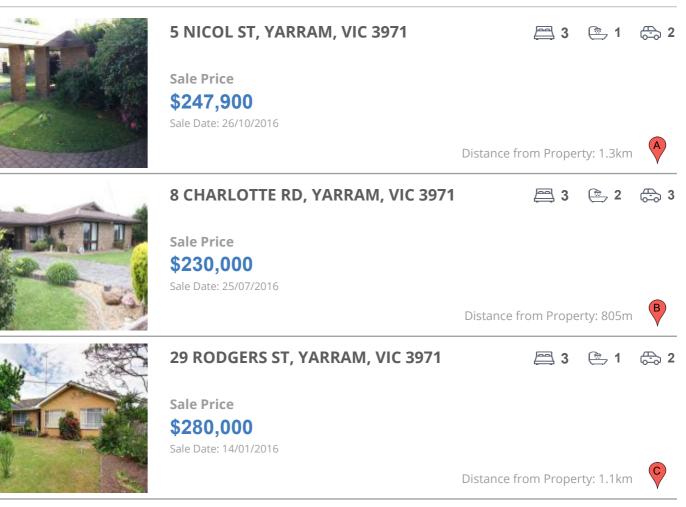
\$227,500

01 July 2016 to 30 June 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.



This report has been compiled on 05/07/2017 by Landmark Operations Limited. Property Data Solutions Pty Ltd 2017 - 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 48 DUKE STREET, YARRAM, VIC 3971

Indicative selling price

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

Price Range:

\$265,000 to \$290,000

Median sale price

Median price	\$227,500	House	Х	Unit	Suburb	YARRAM
Period	01 July 2016 to 30 June 2017		Source	р	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
5 NICOL ST, YARRAM, VIC 3971	\$247,900	26/10/2016
8 CHARLOTTE RD, YARRAM, VIC 3971	\$230,000	25/07/2016
29 RODGERS ST, YARRAM, VIC 3971	\$280,000	14/01/2016

