# LANDMARK Harcourts



# STATEMENT OF INFORMATION

48 DUKE STREET, YARRAM, VIC 3971

PREPARED BY LANDMARK OPERATIONS LIMITED, 234 COMMERCIAL ROAD,

# LANDMARK Harcourts

#### STATEMENT OF INFORMATION

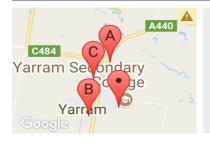
Section 47AF of the Estate Agents Act 1980



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)

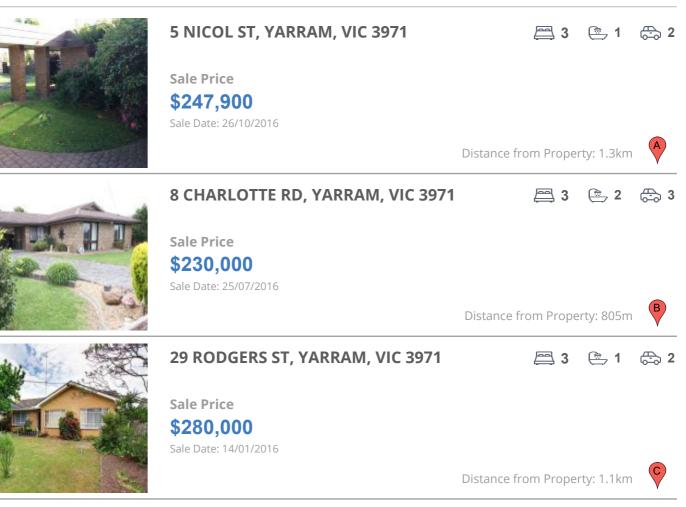
\$227,500

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

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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 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

