



STATEMENT OF INFORMATION

48 DUKE STREET, YARRAM, VIC 3971

PREPARED BY LANDMARK OPERATIONS LIMITED, 234 COMMERCIAL ROAD,

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 DUKE STREET, YARRAM, VIC 3971

4 2 2

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.



5 NICOL ST, YARRAM, VIC 3971

3 1 2

Sale Price

\$247,900

Sale Date: 26/10/2016

Distance from Property: 1.3km



8 CHARLOTTE RD, YARRAM, VIC 3971

3 2 3

Sale Price

\$230,000

Sale Date: 25/07/2016

Distance from Property: 805m



29 RODGERS ST, YARRAM, VIC 3971

3 1 2

Sale Price

\$280,000

Sale Date: 14/01/2016

Distance from Property: 1.1km



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

Unit

Suburb

YARRAM

Period 01 July 2016 to 30 June 2017

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
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