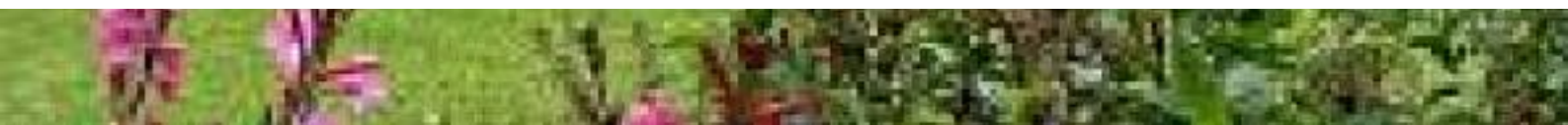




STATEMENT OF INFORMATION

7 DONALD STREET, YARRAM, VIC 3971

PREPARED BY BIANCA CRADDOCK, LANDMARK OPERATIONS LIMITED



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 DONALD STREET, YARRAM, VIC 3971

3 1 1

Indicative Selling Price

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

Single Price: **\$199,500**

Provided by: Kellie Thomas, Landmark Operations Limited

MEDIAN SALE PRICE



YARRAM, VIC, 3971

Suburb Median Sale Price (House)

\$225,000

01 October 2016 to 30 September 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.



33 GROWSE ST, YARRAM, VIC 3971

3 1 1

Sale Price

Price Withheld

Sale Date: 14/08/2017

Distance from Property: 1.5km



5 COMMERCIAL ST, YARRAM, VIC 3971

3 1 2

Sale Price

\$225,000

Sale Date: 27/03/2017

Distance from Property: 1.3km



27 GROWSE ST, YARRAM, VIC 3971

3 1 2

Sale Price

\$155,000

Sale Date: 03/02/2017

Distance from Property: 1.5km



This report has been compiled on 18/10/2017 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

7 DONALD STREET, YARRAM, VIC 3971

Indicative selling price

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

Single Price:

\$199,500

Median sale price

Median price

\$225,000

House

Unit

Suburb

YARRAM

Period

01 October 2016 to 30 September 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
33 GROWSE ST, YARRAM, VIC 3971	Price Withheld	14/08/2017
5 COMMERCIAL ST, YARRAM, VIC 3971	\$225,000	27/03/2017
27 GROWSE ST, YARRAM, VIC 3971	\$155,000	03/02/2017