

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



YACKANDANDAH, VIC, 3749

Suburb Median Sale Price (Other)

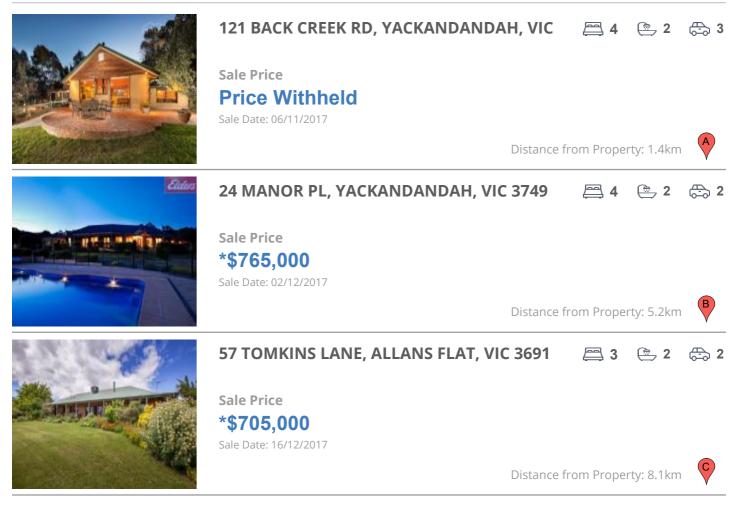
\$549,740

01 January 2017 to 31 December 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 31/01/2018 by Joan Naldrett Real Estate. Property Data Solutions Pty Ltd 2018 - 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 RICHARDSONS RACE ROAD, YACKANDANDAH, VIC 3749 postcode

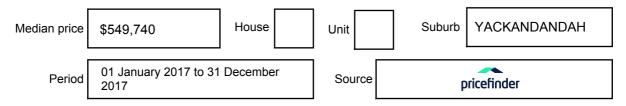
Indicative selling price

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

Price Range:

\$719,000 to \$795,000

Median sale price



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
121 BACK CREEK RD, YACKANDANDAH, VIC 3749	Price Withheld	06/11/2017
24 MANOR PL, YACKANDANDAH, VIC 3749	*\$765,000	02/12/2017
57 TOMKINS LANE, ALLANS FLAT, VIC 3691	*\$705,000	16/12/2017