

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### RICHARDSONS RACE ROAD,



#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$719,000 to \$795,000**

Provided by: Joan Naldrett, Joan Naldrett Real Estate

## 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.



### 121 BACK CREEK RD, YACKANDANDAH, VIC



Sale Price

**Price Withheld**

Sale Date: 06/11/2017

Distance from Property: 1.4km



### 24 MANOR PL, YACKANDANDAH, VIC 3749



Sale Price

**\*\$765,000**

Sale Date: 02/12/2017

Distance from Property: 5.2km



### 57 TOMKINS LANE, ALLANS FLAT, VIC 3691



Sale Price

**\*\$705,000**

Sale Date: 16/12/2017

Distance from Property: 8.1km



This report has been compiled on 31/01/2018 by Joan Naldrett Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

RICHARDSONS RACE ROAD, YACKANDANDAH, VIC 3749

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$719,000 to \$795,000

### Median sale price

Median price

\$549,740

House

Unit

Suburb

YACKANDANDAH

Period

01 January 2017 to 31 December 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
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