



# **STATEMENT OF INFORMATION**

31 PHILLIP HYLAND DRIVE, YARRAWONGA, VIC 3730

PREPARED BY MARTY CUMMINS, YARRAWONGA MULWALA REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**31 PHILLIP HYLAND DRIVE,**

 3  2  2

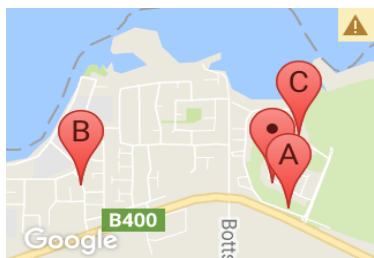
**Indicative Selling Price**

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

**Price Range: \$630,000 to \$649,000**

Provided by: Marty Cummins, Yarrowonga Mulwala Real Estate

## MEDIAN SALE PRICE



**YARRAWONGA, VIC, 3730**

Suburb Median Sale Price (House)

**\$320,891**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



**12 ROBINSON WAY, YARRAWONGA, VIC 3730**

 3  2  2

**Sale Price**

**\$605,000**

Sale Date: 23/12/2016

Distance from Property: 217m



**5 DERRY DR, YARRAWONGA, VIC 3730**

 3  2  2

**Sale Price**

**\$560,000**

Sale Date: 22/08/2016

Distance from Property: 1.3km



**132 ROBINSON WAY, YARRAWONGA, VIC**

 4  2  2

**Sale Price**

**\$610,000**

Sale Date: 30/03/2017

Distance from Property: 392m



This report has been compiled on 11/08/2017 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

31 PHILLIP HYLAND DRIVE, YARRAWONGA, VIC 3730

### Indicative selling price

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

Price Range: \$630,000 to \$649,000

### Median sale price

Median price

\$320,891

House

Unit

Suburb

YARRAWONGA

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
12 ROBINSON WAY, YARRAWONGA, VIC 3730	\$605,000	23/12/2016
5 DERRY DR, YARRAWONGA, VIC 3730	\$560,000	22/08/2016
132 ROBINSON WAY, YARRAWONGA, VIC 3730	\$610,000	30/03/2017