



STATEMENT OF INFORMATION

30 GOODING STREET, YALLOURN NORTH, VIC-3825

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 GOODING STREET, YALLOURN NORTH, 3 1 2

Indicative Selling Price

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

Single Price: **\$169,000**

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



YALLOURN NORTH, VIC, 3825

Suburb Median Sale Price (House)

\$176,500

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.



36 GOODING ST, YALLOURN NORTH, VIC 3825 3 1 4

Sale Price

\$175,000

Sale Date: 23/12/2016

Distance from Property: 54m



57 KELSO RD, YALLOURN NORTH, VIC 3825 3 1 2

Sale Price

\$175,000

Sale Date: 08/10/2016

Distance from Property: 706m



71 NORTH RD, YALLOURN NORTH, VIC 3825 3 1 4

Sale Price

\$166,000

Sale Date: 05/09/2016

Distance from Property: 206m



This report has been compiled on 13/08/2017 by Danny Edebohls Property Sales. 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

30 GOODING STREET, YALLOURN NORTH, VIC 3825

Indicative selling price

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

Single Price:

\$169,000

Median sale price

Median price

\$176,500

House

Unit

Suburb

YALLOURN NORTH

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
36 GOODING ST, YALLOURN NORTH, VIC 3825	\$175,000	23/12/2016
57 KELSO RD, YALLOURN NORTH, VIC 3825	\$175,000	08/10/2016
71 NORTH RD, YALLOURN NORTH, VIC 3825	\$166,000	05/09/2016