# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

23 SHARP STREET YARRAWONGA VIC 3730

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$730,000	&	\$760,000				
<b>Median sale price</b> (*Delete house or unit as applicable)									
Median Price	\$645,000	Property type	House	Suburb	Yarrawonga				

31 Aug 2024

### Comparable property sales (\*Delete A or B below as applicable)

01 Sep 2023

A\* 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.

to

Address of comparable property	Price	Date of sale	
29 TOM STREET YARRAWONGA VIC 3730	\$758,000	30-Oct-23	
44 TOM STREET YARRAWONGA VIC 3730	\$760,000	25-Nov-23	
15 STENEKER CRESCENT YARRAWONGA VIC 3730	\$741,000	27-Mar-24	

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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Source



Corelogic

consumer.vic.gov.au



1.53km

Mark Seeliger

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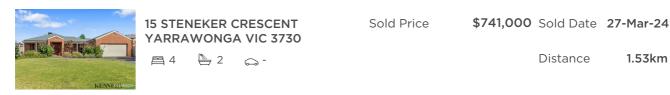
E mark@seeligerrealestate.com.au



29 TOM STREET YARRAWONGA VIC 3730		Sold Price	\$758,000	Sold Date	30-Oct-23	
A 🗎 3	2	<b>G</b> 4			Distance	0.13km



	44 TOM STREET YARRAWONGA VIC 3730			Sold Price \$760,00		0 Sold Date 25-Nov-23		
5	<b>4</b>	2	⇔ 3			Distance	0.19km	



**RS** = Recent sale UN = Undisclosed Sale

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