

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 or locality and postcode

14 Linthorpe Drive Yarrowonga

Indicative selling price

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

Single price \$* or range between \$*890,000 & \$950,000

Median sale price

Median price \$633,750 Property type House Suburb Yarrowonga

Period - From 11/23 to 04/24 Source CoreLogic

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

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.

Address of comparable property	Price	Date of sale
1 9 Luton Drive, Yarrowonga	\$ 890,000	05/03/24
2 18 Linthorpe Drive, Yarrowonga	\$ 1,100,000	08/11/23
3 25 Bank Street, Yarrowonga	\$ 1,200,000	14/12/23

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.

This Statement of Information was prepared on: 22/04/24