

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

3/12-14 ROSEMARY COURT YARRAWONGA VIC 3730

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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

House

Suburb

Yarrowonga

Period-from

01 Feb 2023

to

31 Jan 2024

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

| | | |
|---|-------------|-----------|
| 3/30 HENDERSON STREET YARRAWONGA VIC 3730 | \$1,700,000 | 23-Nov-23 |
| 4/10 LUTON DRIVE YARRAWONGA VIC 3730 | \$1,080,000 | 31-Jan-24 |
| 7 CYPRESS DRIVE MULWALA NSW 2647 | \$1,630,000 | 01-Dec-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: 08 February 2024



**3/30 HENDERSON STREET
YARROWONGA VIC 3730**

 4  3  4

Sold Price **\$1,700,000** Sold Date **23-Nov-23**

Distance **0.59km**



**4/10 LUTON DRIVE YARROWONGA
VIC 3730**

 4  3  2

Sold Price ^{RS} **\$1,080,000** Sold Date **31-Jan-24**

Distance **1.01km**



**7 CYPRESS DRIVE MULWALA NSW
2647**

 4  3  2

Sold Price **\$1,630,000** Sold Date **01-Dec-23**

Distance **4.95km**

RS = Recent sale

UN = Undisclosed Sale

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