

Julie Reed

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Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

245 Quarry Road Yallourn North VIC 3825

 3  2  1

Indicative Selling Price

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

Range between \$465,000 & \$480,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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.



160 Boola Boola Road Yallourn North VIC 3825

 5  1  3

Sold Price

\$465,000

Sold Date

20-Apr-18

Distance

2.91km

150 Purvis Road Tanjil South VIC 3825

 3  -  -

Sold Price

\$590,000

Sold Date

30-Oct-18

Distance

7.75km

RS = Recent sale

UN = Undisclosed Sale

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45 Becks Bridge Road Newborough Sold Price
VIC 3825

\$570,000

Sold Date **06-Mar-19**

 3  2  4

Distance **9.12km**

RS = Recent sale

UN = Undisclosed Sale

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