



# STATEMENT OF INFORMATION

2/8 MCLEOD STREET, YARRAWONGA, VIC

PREPARED BY MARTY CUMMINS, YARRAWONGA MULWALA REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/8 MCLEOD STREET, YARRAWONGA, VIC**  2  1  1

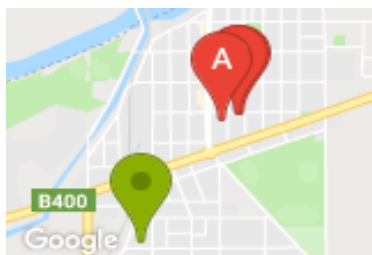
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$210,000**

Provided by: Marty Cummins, Yarrowonga Mulwala Real Estate

## MEDIAN SALE PRICE



**YARRAWONGA, VIC, 3730**

Suburb Median Sale Price (Unit)

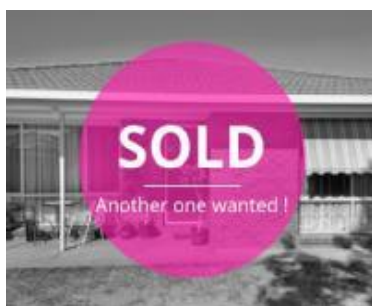
**\$233,000**

01 July 2017 to 30 June 2018

Provided by: 

## 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.



**2/71 HUME ST, YARRAWONGA, VIC 3730**

 2  1  1

Sale Price

**\$255,000**

Sale Date: 30/04/2018

Distance from Property: 1km



**31 MCNALLY ST, YARRAWONGA, VIC 3730**

 2  1  1

Sale Price

**\*\$197,000**

Sale Date: 18/01/2018

Distance from Property: 1.2km



**1/31 MCNALLY ST, YARRAWONGA, VIC 3730**

 2  1  1

Sale Price

**\$197,000**

Sale Date: 18/01/2018

Distance from Property: 1.1km



This report has been compiled on 13/07/2018 by Yarrowonga Mulwala Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

2/8 MCLEOD STREET, YARRAWONGA, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$210,000

### Median sale price

Median price

\$233,000

House

Unit

X

Suburb

YARRAWONGA

Period

01 July 2017 to 30 June 2018

Source

 pricefinder

### 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
2/71 HUME ST, YARRAWONGA, VIC 3730	\$255,000	30/04/2018
31 MCNALLY ST, YARRAWONGA, VIC 3730	*\$197,000	18/01/2018
1/31 MCNALLY ST, YARRAWONGA, VIC 3730	\$197,000	18/01/2018