



## **STATEMENT OF INFORMATION**

3/131-133 COMMERCIAL ROAD, YARRAM, VIC 3971

PREPARED BY BIANCA CRADDOCK, LANDMARK OPERATIONS LIMITED

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/131-133 COMMERCIAL ROAD, YARRAM,**  1  1  -

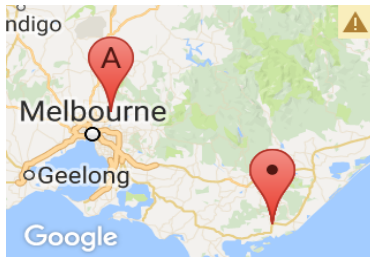
### Indicative Selling Price

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

Single Price: **\$98,000**

Provided by: Kellie Thomas, Landmark Operations Limited

## MEDIAN SALE PRICE



**YARRAM, VIC, 3971**

Suburb Median Sale Price (Unit)

**\$191,500**

01 April 2017 to 31 March 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.



**24 YOUNGS RD, YARRAMBAT, VIC 3091**  1  1  -

Sale Price

**\*\$15,000**

Sale Date: 28/08/2017

Distance from Property: 170km



**3/10 GRANT ST, YARRAM, VIC 3971**  2  1  1

Sale Price

**\$163,000**

Sale Date: 22/01/2018

Distance from Property: 204m



**6/9 BUCKLEY ST, YARRAM, VIC 3971**  3  1  1

Sale Price

**\$220,000**

Sale Date: 04/05/2017

Distance from Property: 331m



This report has been compiled on 03/05/2018 by Landmark Operations Limited. 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

3/131-133 COMMERCIAL ROAD, YARRAM, VIC 3971

### Indicative selling price

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

Single Price: \$98,000

### Median sale price

Median price

\$191,500

House

Unit

X

Suburb

YARRAM

Period

01 April 2017 to 31 March 2018

Source

pricfinder

### 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
24 YOUNGS RD, YARRAMBAT, VIC 3091	*\$15,000	28/08/2017
3/10 GRANT ST, YARRAM, VIC 3971	\$163,000	22/01/2018
6/9 BUCKLEY ST, YARRAM, VIC 3971	\$220,000	04/05/2017