

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4428 MURRAY VALLEY HIGHWAY,

 -  -  -

Indicative Selling Price

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

Single Price: 155,000

Provided by: Andrew Jenkins , Andrew Jenkins Real Estate

MEDIAN SALE PRICE



YARROWEYAH, VIC, 3644

Suburb Median Sale Price (House)

\$287,500

01 January 2017 to 31 December 2017

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.



32 KENNY RD, YARROWEYAH, VIC 3644

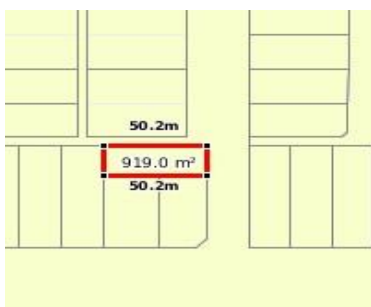
 3  2  2

Sale Price

\$245,000

Sale Date: 17/07/2017

Distance from Property: 282m



1 AMOS ST, YARROWEYAH, VIC 3644

 3  -  -

Sale Price

\$330,000

Sale Date: 27/07/2017

Distance from Property: 214m



598 CHURCHILL RD, YARROWEYAH, VIC

 3  1  1

Sale Price

\$195,000

Sale Date: 31/08/2017

Distance from Property: 3.6km



This report has been compiled on 16/01/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - 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

4428 MURRAY VALLEY HIGHWAY, YARROWEYAH, VIC 3644

Indicative selling price

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

Single Price:

155,000

Median sale price

Median price

\$287,500

House

X

Unit


Suburb

YARROWEYAH

Period

01 January 2017 to 31 December 2017

Source



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
32 KENNY RD, YARROWEYAH, VIC 3644	\$245,000	17/07/2017
1 AMOS ST, YARROWEYAH, VIC 3644	\$330,000	27/07/2017
598 CHURCHILL RD, YARROWEYAH, VIC 3644	\$195,000	31/08/2017