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<br>Including suburb and postcode | 11 VINCENT COURT WY YUNG VIC 3875 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Single Price | $979,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $570,000 | Property type | House | Suburb | Wy Yung |
| Period-from | 01 Mar 2025 | to | 28 Feb 2026 | Source | Cotality |

## 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 |
|---|---|---|
| 20 SHIELDS ROAD LUCKNOW VIC 3875 | $1,006,000 | 10-Mar-26 |
| 22 CLIFTON TERRACE WY YUNG VIC 3875 | $1,107,500 | 18-Mar-25 |
| 65 WAKEFIELD TERRACE WY YUNG VIC 3875 | $1,100,000 | 27-Mar-25 |

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.~~

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OBrien Real Estate

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**20 SHIELDS ROAD LUCKNOW VIC 3875**

4 3 15

Sold Price RS $1,006,000 Sold Date 10-Mar-26

Distance 3.58km



**22 CLIFTON TERRACE WY YUNG VIC 3875**

4 2 7

Sold Price $1,107,500 Sold Date 18-Mar-25

Distance 2.92km



**65 WAKEFIELD TERRACE WY YUNG VIC 3875**

4 2 4

Sold Price $1,100,000 Sold Date 27-Mar-25

Distance 0.45km

**RS** = Recent sale **UN** = Undisclosed Sale

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