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 Including suburb and postcode	166 WITT STREET YARRAWONGA VIC 3730

Indicative selling price

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

Single Price	$1,150,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	House	Suburb	Yarrawonga
Period-from	01 Aug 2023	to	31 Jul 2024	Source	Corelogic

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.

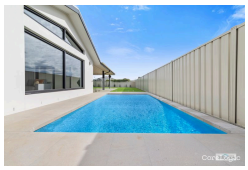
Address of comparable property	Price	Date of sale
12 WESTRINGIA COURT YARRAWONGA VIC 3730	$1,040,000	05-Jul-24
9 KOOP STREET YARRAWONGA VIC 3730	$1,120,000	20-Feb-24
120 ROBINSON WAY YARRAWONGA VIC 3730	$1,045,000	23-Jan-24

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.~~

This Statement of Information was prepared on: 29 August 2024

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12 WESTRINGIA COURT YARRAWONGA VIC 3730

4 2 2

Sold Price RS $1,040,000 Sold Date 05-Jul-24

Distance 0.72km



9 KOOP STREET YARRAWONGA VIC 3730

4 2 6

Sold Price $1,120,000 Sold Date 20-Feb-24

Distance 2.35km



120 ROBINSON WAY YARRAWONGA VIC 3730

4 2 2

Sold Price $1,045,000 Sold Date 23-Jan-24

Distance 1.23km

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

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