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	623 MURRAY VALLEY HIGHWAY 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~~		or range between	$2,900,000	&	$3,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	OTHER	Suburb	Yarrawonga
Period-from	01 MAR 2025	to	28 FEB 2026	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
33 BRENT ROAD YARRAWONGA VIC 3730	$1,600,000	06-Jun-23
230 MELBOURNE STREET MULWALA NSW 2647	$5,150,000	09-Apr-24
151 FEDERATION AVENUE COROWA NSW 2646	$1,350,000	23-Feb-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: 02 July 2024

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33 BRENT ROAD YARRAWONGA VIC 3730

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Sold Price **$1,600,000** Sold Date **06-Jun-23**

Distance **2.98km**



230 MELBOURNE STREET MULWALA NSW 2647

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Sold Price RS **$5,150,000** Sold Date **09-Apr-24**

Distance **5.63km**



151 FEDERATION AVENUE COROWA NSW 2646

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Sold Price **$1,350,000** Sold Date **23-Feb-24**

Distance **39.91km**

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

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