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 | 13 STRINGYBARK 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 | $335,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $631,250 | Property type | Other | Suburb | Yarrawonga |
| Period-from | 01 Mar 2023 | to | 29 Feb 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 |
|---|---|---|
| 23 FAIRWAY DRIVE YARRAWONGA VIC 3730 | $410,000 | 18-Jan-24 |
| 25 FIONA DRIVE YARRAWONGA VIC 3730 | $350,000 | 10-Jan-23 |
| 14 BULOKE CIRCUIT YARRAWONGA VIC 3730 | $390,000 | 20-Jul-23 |

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: 18 March 2024

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**23 FAIRWAY DRIVE YARRAWONGA VIC 3730**

- - -

Sold Price RS $410,000 Sold Date 18-Jan-24

Distance 1.04km




**25 FIONA DRIVE YARRAWONGA VIC 3730**

- - -

Sold Price $350,000 Sold Date 10-Jan-23

Distance 2.57km



**14 BULOKE CIRCUIT YARRAWONGA VIC 3730**

- - -

Sold Price $390,000 Sold Date 20-Jul-23

Distance 3.42km

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

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