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	10 MERINO MEWS 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	$749,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$648,500	Property type	House	Suburb	Yarrawonga
Period-from	01 Jul 2023	to	30 Jun 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
89 ZORRO DRIVE YARRAWONGA VIC 3730	$739,000	11-Jun-24
1 MARINE AVENUE YARRAWONGA VIC 3730	$727,000	26-Feb-24
31 FAIRWAY DRIVE YARRAWONGA VIC 3730	$750,000	12-Jun-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.~~

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89 ZORRO DRIVE YARRAWONGA VIC 3730

3 2 2

Sold Price RS $739,000 Sold Date 11-Jun-24

Distance 1.45km



1 MARINE AVENUE YARRAWONGA VIC 3730

3 2 2

Sold Price $727,000 Sold Date 26-Feb-24

Distance 1.85km



31 FAIRWAY DRIVE YARRAWONGA VIC 3730

3 2 2

Sold Price RS $750,000 Sold Date 12-Jun-24

Distance 2.47km

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

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