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 | 34 SALVATORE DRIVE 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 | $950,000 | ~~or range between~~ | | & |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $580,000 | Property type | House | Suburb | Wy Yung |
| 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 |
|---|---|---|
| 21A HOWITT AVENUE EASTWOOD VIC 3875 | $970,000 | 31-May-24 |
| 4 PEPPERCORN WAY NICHOLSON VIC 3882 | $895,000 | 31-May-23 |
| | | |

**OR**

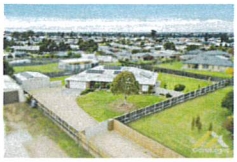
**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 26 August 2024



CONSUMER AFFAIRS VICTORIA

firstnational REAL ESTATE
We put you first
Kirsten Benton
M 0419245839
E kirsten.benton@kingheath.com.au



21A HOWITT AVENUE EASTWOOD VIC 3875 — Sold Price RS $970,000 UN — Sold Date 31-May-24

4 2 2 — Distance 4.1km



4 PEPPERCORN WAY NICHOLSON VIC 3882 — Sold Price $895,000 — Sold Date 31-May-23

4 2 2 — Distance 11.19km

RS = Recent sale UN = Undisclosed Sale

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