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	40 TOM 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	$599,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$633,750	Property type	Other	Suburb	Yarrawonga
Period-from	01 Oct 2023	to	30 Sep 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
45A COGHILL STREET YARRAWONGA VIC 3730	$575,000	24-May-23
49 HOVELL STREET YARRAWONGA VIC 3730	$560,000	08-May-23
63 MURPHY STREET YARRAWONGA VIC 3730	$529,000	23-Oct-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: 10 October 2024

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45A COGHILL STREET YARRAWONGA VIC 3730

3 1 2

Sold Price **$575,000** Sold Date **24-May-23**

Distance **0.69km**



49 HOVELL STREET YARRAWONGA VIC 3730

3 1 2

Sold Price **$560,000** Sold Date **08-May-23**

Distance **0.24km**



63 MURPHY STREET YARRAWONGA VIC 3730

3 2 -

Sold Price **$529,000** Sold Date **23-Oct-23**

Distance **0.61km**

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

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