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	4 JANICE COURT 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	$439,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$260,000	Property type	Land	Suburb	Yarrawonga
Period-from	01 Jan 2024	to	31 Dec 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 ROSEMARY COURT YARRAWONGA VIC 3730	$480,000	12-Oct-23
138 LUCAN STREET MULWALA NSW 2647	$430,000	23-May-24
15 WANANI ROAD MULWALA NSW 2647	$374,000	03-Oct-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: 22 January 2025

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23 ROSEMARY COURT YARRAWONGA VIC 3730

2 1 2

Sold Price **$480,000** Sold Date **12-Oct-23**

Distance **4.25km**



138 LUCAN STREET MULWALA NSW 2647

2 1 2

Sold Price **$430,000** Sold Date **23-May-24**

Distance **4.09km**



15 WANANI ROAD MULWALA NSW 2647

2 1 2

Sold Price **$374,000** Sold Date **03-Oct-24**

Distance **4.22km**

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

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