



STATEMENT OF INFORMATION

17A BELLS FLAT ROAD, YACKANDANDAH, VIC 3749

PREPARED BY ELDERS REAL ESTATE ALBURY WODONGA & HOWLONG



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17A BELLS FLAT ROAD,

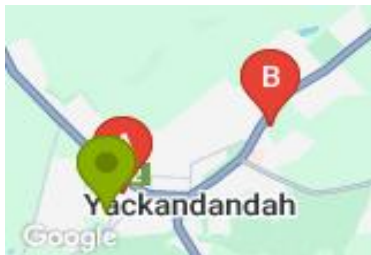
- -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$812,000 to \$893,000

MEDIAN SALE PRICE



YACKANDANDAH, VIC, 3749

Suburb Median Sale Price (House)

\$820,000

01 April 2024 to 31 March 2025

Provided by:

COMPARABLE PROPERTIES

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



4 BELLS FLAT RD, YACKANDANDAH, VIC 3749

5 3 4

Sale Price

\$820,000

Sale Date: 25/02/2025

Distance from Property: 168m



32 ISAACS AVE, YACKANDANDAH, VIC 3749

3 2 2

Sale Price

***\$890,000**

Sale Date: 14/04/2025

Distance from Property: 1.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

17A BELLS FLAT ROAD, YACKANDANDAH, VIC 3749

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$812,000 to \$893,000

Median sale price

Median price

\$820,000

Property type

Other

Suburb

YACKANDANDAH

Period

01 April 2024 to 31 March 2025

Source

 pricefinder

Comparable property sales

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

Address of comparable property

Price

Date of sale

4 BELLS FLAT RD, YACKANDANDAH, VIC 3749	\$820,000	25/02/2025
32 ISAACS AVE, YACKANDANDAH, VIC 3749	*\$890,000	14/04/2025

This Statement of Information was prepared on:

28/04/2025