

## 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 PHILLIP HYLAND DRIVE YARRAWONGA VIC 3730

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$630,000

Property type

House

Suburb

Yarrowonga

Period-from

01 Aug 2022

to

31 Jul 2023

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

21 COCO CRESCENT YARRAWONGA VIC 3730	\$800,000	24-Dec-22
60 JANE ROAD YARRAWONGA VIC 3730	\$760,000	25-Mar-22
5 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730	\$740,000	01-Jun-22

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: 30 August 2023



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**21 COCO CRESCENT  
YARRAWONGA VIC 3730**

3 2 3

Sold Price **\$800,000** Sold Date **24-Dec-22**

Distance **0.14km**



**60 JANE ROAD YARRAWONGA  
VIC 3730**

4 2 2

Sold Price **\$760,000** Sold Date **25-Mar-22**

Distance **0.46km**



**5 PETER THOMSON CIRCUIT  
YARRAWONGA VIC 3730**

4 2 2

Sold Price **\$740,000** Sold Date **01-Jun-22**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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