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	2/22 SILVERWOODS BOULEVARD 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	$649,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$390,000	Property type	Unit	Suburb	Yarrawonga
Period-from	01 Jun 2022	to	31 May 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
2/31 MURPHY STREET YARRAWONGA VIC 3730	$660,000	20-Oct-22
1/43A HOVELL STREET YARRAWONGA VIC 3730	$645,000	12-Aug-22
9 ELY STREET YARRAWONGA VIC 3730	$675,000	25-Jan-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: 06 June 2023

Xavier Leslie
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2/31 MURPHY STREET YARRAWONGA VIC 3730

3 - -

Sold Price **$660,000** Sold Date **20-Oct-22**

Distance **2.69km**

1/43A HOVELL STREET YARRAWONGA VIC 3730

2 2 1

Sold Price **$645,000** Sold Date **12-Aug-22**

Distance **3.22km**

9 ELY STREET YARRAWONGA VIC 3730

3 2 2

Sold Price **$675,000** Sold Date **25-Jan-23**

Distance **2.42km**

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

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