## 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

1/47-49 MCLEOD 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 | \$279,000 | <del>or range</del><br><del>between</del> |  | & |  |
|--------------|-----------|---|--|---|--|
|--------------|-----------|---|--|---|--|

### Median sale price

(\*Delete house or unit as applicable)

| Median Price | \$415,000   | Prop | erty type | type Unit |        | Suburb | Yarrawonga |
|--------------|-------------|------|-----------|-----------|--------|--------|------------|
| Period-from  | 01 Apr 2024 | to   | 31 Mar 2  | 2025      | 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 |
|---------------------------------------|-----------|--------------|
| 2/8 CONIFER CLOSE YARRAWONGA VIC 3730 | \$265,000 | 04-Nov-24    |
| 5/26 HUME STREET MULWALA NSW 2647     | \$253,000 | 26-Aug-24    |
| 3/20-22 STURT STREET MULWALA NSW 2647 | \$295,000 | 05-Jun-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: 16 April 2025







2/8 CONIFER CLOSE YARRAWONGA VIC 3730

₾ 1 ⇔1 Sold Price

\$265,000 Sold Date 04-Nov-24

Distance

0.13km



5/26 HUME STREET MULWALA NSW 2647

□ 1

Sold Price

\$253,000 Sold Date 26-Aug-24

Distance 4.44km



3/20-22 STURT STREET MULWALA Sold Price NSW 2647

二 2

₽ 1

\$295,000 Sold Date 05-Jun-24

Distance 4.58km

**RS** = Recent sale

UN = Undisclosed Sale

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