

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

7 Vermilion Dye, 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 \$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price	\$257,500	Property type	Land	Suburb	Yarrawonga
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Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic
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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
125 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730	\$402,500	16-Feb-24
23 FAIRWAY DRIVE YARRAWONGA VIC 3730	\$410,000	15-Jan-24
15 LOMANDRA COURT YARRAWONGA VIC 3730	\$350,000	25-Mar-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: 07 May 2025



Xavier Leslie

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**125 PETER THOMSON CIRCUIT
YARROWONGA VIC 3730**

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Sold Price **\$402,500** Sold Date **16-Feb-24**

Distance **0.16km**



**23 FAIRWAY DRIVE
YARROWONGA VIC 3730**

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Sold Price **\$410,000** Sold Date **15-Jan-24**

Distance **0.45km**



**15 LOMANDRA COURT
YARROWONGA VIC 3730**

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Sold Price **\$350,000** Sold Date **25-Mar-24**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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