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 or locality and postcode

7 East Street, Yallourn North Vic 3825

Indicative selling price

Period - From 01/04/2023

For the meaning	of this price see	consumer.vic.go	ov.au/underquoting	9	
Single price	e \$320,000				
Median sale p	rice				
Median price	\$360,000	Property Type	House	Suburb	Yallourn North
1					

Comparable property sales (*Delete A or B below as applicable)

to

31/03/2024

A* These are the three properties sold within five kilometres of the property for sale in the lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Source REIV

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

03/07/2024 14:23









Property Type: House Agent Comments

Indicative Selling Price \$320,000 Median House Price Year ending March 2024: \$360,000

Comparable Properties

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 eighteen months.

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634





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