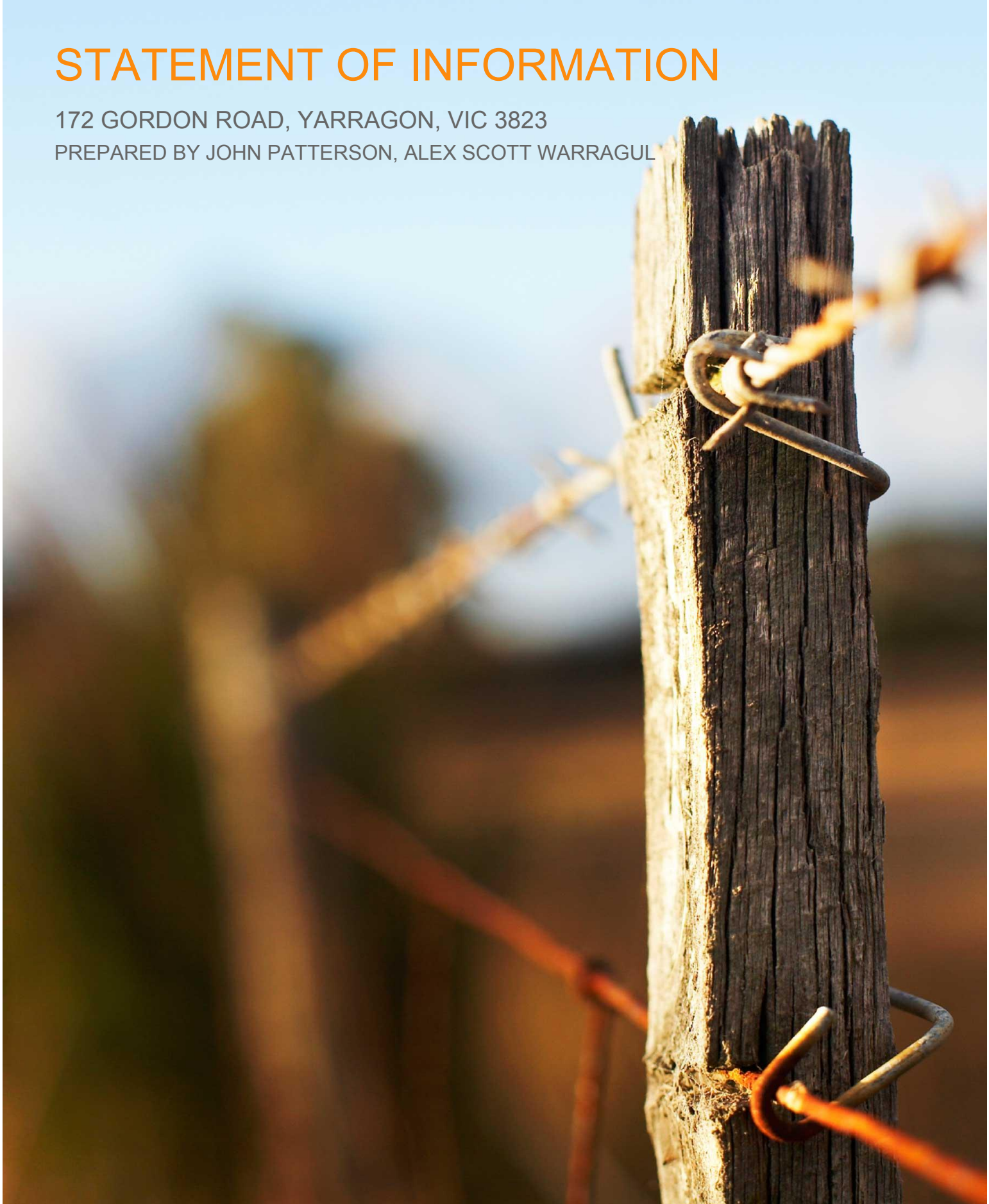


STATEMENT OF INFORMATION

172 GORDON ROAD, YARRAGON, VIC 3823

PREPARED BY JOHN PATTERSON, ALEX SCOTT WARRAGUL



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

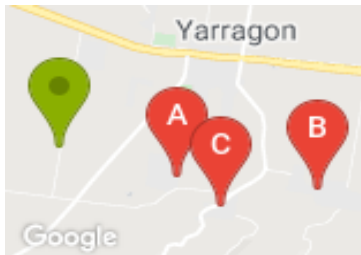
**172 GORDON ROAD, YARRAGON, VIC**

🛏️ 3 🍷 2 🚗 3

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$929,000**

Provided by: John Patterson, Alex Scott Warragul

MEDIAN SALE PRICE

**YARRAGON, VIC, 3823**

Suburb Median Sale Price (House)

\$412,500

01 October 2018 to 30 September 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**186 LOCH ST, YARRAGON, VIC 3823**

🛏️ 4 🍷 1 🚗 2

Sale Price

\$850,000

Sale Date: 04/10/2018

Distance from Property: 1.6km

**72 YARRAGON SOUTH RD, YARRAGON, VIC**

🛏️ 5 🍷 3 🚗 5

Sale Price

\$1,125,000

Sale Date: 14/12/2018

Distance from Property: 3.4km

**229 YARRAGON-LEONGATHA RD, YARRAGON,**

🛏️ 4 🍷 2 🚗 2

Sale Price

\$785,000

Sale Date: 30/04/2019

Distance from Property: 2.3km

**This report has been compiled on 12/11/2019 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au**

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

172 GORDON ROAD, YARRAGON, VIC 3823


Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$929,000

Median sale price

Median price \$412,500 Property type House Suburb YARRAGON

Period 01 October 2018 to 30 September 2019 Source 

Comparable property sales

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
186 LOCH ST, YARRAGON, VIC 3823	\$850,000	04/10/2018
72 YARRAGON SOUTH RD, YARRAGON, VIC 3823	\$1,125,000	14/12/2018
229 YARRAGON-LEONGATHA RD, YARRAGON, VIC 3823	\$785,000	30/04/2019

This Statement of Information was prepared on: 12/11/2019