STATEMENT OF INFORMATION

30 GOODING STREET, YALLOURN NORTH, VIC-3825 PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 GOODING STREET, YALLOURN NORTH, 🚍 3 🕒 1 😓 2

Danny Edebohls

Indicative Selling Price

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

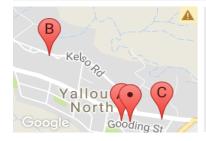
\$169,000

Single Price:

Provided by: Julie McGarry, Danny Edebohls Property Sales

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MEDIAN SALE PRICE



YALLOURN NORTH, VIC, 3825

Suburb Median Sale Price (House)

\$176,500

01 July 2016 to 30 June 2017

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.



36 GOODING ST, YALLOURN NORTH, VIC 3825 📇 3 🛛 🗁 1 🚓 4 **Sale Price** \$175,000 Sale Date: 23/12/2016 Distance from Property: 54m 四 3 57 KELSO RD, YALLOURN NORTH, VIC 3825 ھ 1 Æ 2 Sale Price \$175,000 Sale Date: 08/10/2016 Distance from Property: 706m 71 NORTH RD, YALLOURN NORTH, VIC 3825 二 3 **4 1 Sale Price** \$166.000



Distance from Property: 206m

This report has been compiled on 13/08/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - 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 1980

Property offered for sale Address Including suburb and 30 GOODING STREET, YALLOURN NORTH, VIC 3825 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Single Price: \$169,000 Median sale price Х Suburb YALLOURN NORTH House Median price \$176,500 Unit Period 01 July 2016 to 30 June 2017 Source pricefinder

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
36 GOODING ST, YALLOURN NORTH, VIC 3825	\$175,000	23/12/2016
57 KELSO RD, YALLOURN NORTH, VIC 3825	\$175,000	08/10/2016
71 NORTH RD, YALLOURN NORTH, VIC 3825	\$166,000	05/09/2016

