



# STATEMENT OF INFORMATION

30 EAST STREET, YALLOURN NORTH, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY**SALES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**30 EAST STREET, YALLOURN NORTH, VIC**  3  1  -

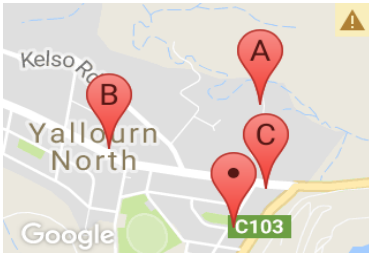
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$165,000**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

## MEDIAN SALE PRICE



**YALLOURN NORTH, VIC, 3825**

Suburb Median Sale Price (House)

**\$185,000**

01 October 2016 to 30 September 2017

Provided by: 

## 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.



**20 MARSHALL ST, YALLOURN NORTH, VIC**

 3  1  4

Sale Price

**\$168,000**

Sale Date: 10/08/2017

Distance from Property: 448m



**50 NORTH RD, YALLOURN NORTH, VIC 3825**

 3  1  1

Sale Price

**\$167,000**

Sale Date: 30/03/2016

Distance from Property: 496m



**61 NORTH RD, YALLOURN NORTH, VIC 3825**

 3  1  3

Sale Price

**\$165,000**

Sale Date: 13/08/2016

Distance from Property: 174m



This report has been compiled on 24/11/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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  
postcode

30 EAST STREET, YALLOURN NORTH, VIC 3825

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$165,000

Median sale price

Median price

\$185,000

House

X

Unit


Suburb

YALLOURN NORTH

Period

01 October 2016 to 30 September 2017

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
20 MARSHALL ST, YALLOURN NORTH, VIC 3825	\$168,000	10/08/2017
50 NORTH RD, YALLOURN NORTH, VIC 3825	\$167,000	30/03/2016
61 NORTH RD, YALLOURN NORTH, VIC 3825	\$165,000	13/08/2016