

## 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 36 Woodlawn Boulevard, Yarragon Vic 3823

## Indicative selling price

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

Single price \$409,000

## Median sale price

Median price \$335,000 House  Unit  Suburb or locality Yarragon

Period - From 01/04/2017 to 31/03/2018 Source REIV

## 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 eighteen 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
1	5 Market St YARRAGON 3823	\$380,000	31/10/2016
2	46 Woodlawn Blvd YARRAGON 3823	\$380,000	17/12/2016
3	46 Woodlawn Blvd YARRAGON 3823	\$380,000	17/12/2016

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.~~

36 Woodlawn Boulevard, Yarragon Vic 3823

Graeme Arthurson  
03 5625 5803  
0418 101 690  
graeme@arthursonrealestate.com.au



**Rooms:** 5  
**Property Type:** Residential  
**Land Size:** 690 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$409,000  
**Median House Price**  
Year ending March 2018: \$335,000

## Comparable Properties



**5 Market St YARRAGON 3823 (REI)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 31/10/2016  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 750 sqm approx



**46 Woodlawn Blvd YARRAGON 3823 (REI)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 17/12/2016  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 819 sqm approx



**46 Woodlawn Blvd YARRAGON 3823 (REI)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 17/12/2016  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 819 sqm approx