

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 or locality and postcode

1 Mineral Lane, Yackandandah VIC 3749

Indicative selling price

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

range between \$450,000 & \$490,000

Median sale price

Median price \$470,000 House Suburb or locality Yackandandah VIC 3749

Period - From 1st December 2017 to 30th November 2018 Source RP Data

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
1. 18 Hammond Street Yackandandah VIC 3749	\$438,000	10 th February 2018
2. 27 Isaacs Avenue Yackandandah VIC 3749	\$419,000	7 th March 2018
3. 12 Wellsford Street Yackandandah VIC 3749	\$354,100	2 nd May 2018