

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 50 Yarram Street, Yarram. Vic. 3971

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$499,000

Median sale price

Median price \$415,000

Property type House

Suburb Yarram

Period - From 1/10/2023

to

1/9/2024

Source Corelogic Property Report

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
64 Union Street, Yarram	\$540,000	8/4/2024
9 Evelyn Street, Yarram	\$510,000	13/5/2024
16 Campbell Street, Yarram	\$499,000	25/7/2024

This Statement of Information was prepared on: 7/10/2024