

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



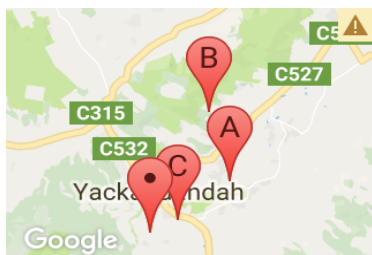
**132 KIRBY FLAT ROAD, YACKANDANDAH,**  3  1  -

### Indicative Selling Price

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

Single Price: **\$720,000**

## MEDIAN SALE PRICE



**YACKANDANDAH, VIC, 3749**

Suburb Median Sale Price (House)

**\$445,000**

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.



**44 BARNS LANE, YACKANDANDAH, VIC 3749**  3  2  6

Sale Price

**\$750,000**

Sale Date: 13/04/2017

Distance from Property: 5.2km



**167 GLASS LANE, YACKANDANDAH, VIC 3749**  3  2  2

Sale Price

**\$775,000**

Sale Date: 28/02/2017

Distance from Property: 7.7km



**37 ROBINSON LANE, YACKANDANDAH, VIC**  3  2  2

Sale Price

**\$640,000**

Sale Date: 01/02/2017

Distance from Property: 1.7km



This report has been compiled on 26/10/2017 by Indigo Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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  
postcode

132 KIRBY FLAT ROAD, YACKANDANDAH, VIC 3749

Indicative selling price

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

Single Price:

\$720,000

Median sale price

Median price

\$445,000

House

X

Unit


Suburb

YACKANDANDAH

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
44 BARNS LANE, YACKANDANDAH, VIC 3749	\$750,000	13/04/2017
167 GLASS LANE, YACKANDANDAH, VIC 3749	\$775,000	28/02/2017
37 ROBINSON LANE, YACKANDANDAH, VIC 3749	\$640,000	01/02/2017