

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 and
postcode

16 Dowling Place Yackandandah VIC 3749

Indicative selling price

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

Single Price

or range
between

\$1,350,000

&

\$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,500

Property type

House

Suburb

Yackandandah

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 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

134 Yackandandah Road Yackandandah VIC 3749	\$1,200,000	03-Nov-21
87 Richardsons Race Road Yackandandah VIC 3749	\$1,200,000	23-Nov-21
385 Bells Flat Road Yackandandah VIC 3749	\$1,250,000	05-Nov-21

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 18 months.~~

This Statement of Information was prepared on: 23 February 2022

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**134 Yackandandah Road
Yackandandah VIC 3749**

7 4 2

Sold Price ^{RS} **\$1,200,000** Sold Date **03-Nov-21**

Distance **4.39km**



**87 Richardsons Race Road
Yackandandah VIC 3749**

4 2 4

Sold Price **\$1,200,000** Sold Date **23-Nov-21**

Distance **5.9km**



**385 Bells Flat Road Yackandandah
VIC 3749**

4 2 11

Sold Price ^{RS} **\$1,250,000** Sold Date **05-Nov-21**

Distance **5.82km**

RS = Recent sale **UN** = Undisclosed Sale

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