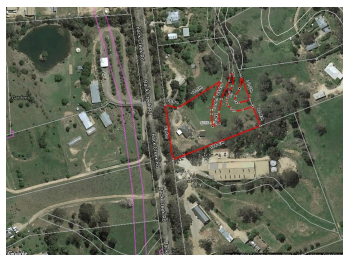




STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



59 BACK CREEK ROAD,

2 - -

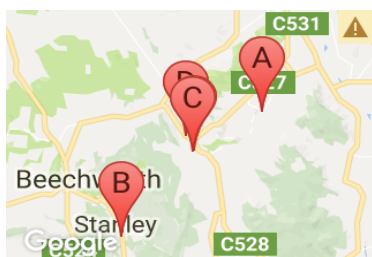
Indicative Selling Price

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

Price Range: \$430,000 to \$469,000

Provided by: Megan Mihaljevic, First National Bonnici & Associates

MEDIAN SALE PRICE



YACKANDANDAH, VIC, 3749

Suburb Median Sale Price (House)

\$445,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



64 WALLACE RD, ALLANS FLAT, VIC 3691

2 1 1

Sale Price

***\$480,000**

Sale Date: 20/10/2017

Distance from Property: 8.6km



111 MYRTLEFORD-STANLEY RD, STANLEY, VIC

2 1 2

Sale Price

\$439,000

Sale Date: 17/10/2016

Distance from Property: 13km



68 BACK CREEK RD, YACKANDANDAH, VIC

3 2 2

Sale Price

\$430,000

Sale Date: 19/10/2016

Distance from Property: 180m



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Bonnici &
Associates



2 STEBBINGS LANE, YACKANDANDAH, VIC

 4  2  2

Sale Price

***\$468,000**

Sale Date: 04/12/2017

Distance from Property: 1.9km



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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

59 BACK CREEK ROAD, YACKANDANDAH, VIC 3749

Indicative selling price

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

Price Range:

\$430,000 to \$469,000

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
64 WALLACE RD, ALLANS FLAT, VIC 3691	*\$480,000	20/10/2017
111 MYRTLEFORD-STANLEY RD, STANLEY, VIC 3747	\$439,000	17/10/2016
68 BACK CREEK RD, YACKANDANDAH, VIC 3749	\$430,000	19/10/2016
2 STEBBINGS LANE, YACKANDANDAH, VIC 3749	*\$468,000	04/12/2017