



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 39 Woodlawn Boulevard, YARRAGON 3823

### Indicative selling price

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

**Single price \$250,000**

### Median sale price

Median **Vacant Land** for **YARRAGON** for period **Apr 2018 - Mar 2019**  
Sourced from **Pricefinder**.

**\$160,000**

### 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 the most comparable to the property for sale.

<b>13 Linnea Drive,</b> Yarragon 3823	Price <b>\$184,000</b> Sold 27 July 2018
<b>11 Moorhouse Court,</b> Yarragon 3823	Price <b>\$180,000</b> Sold 28 August 2018
<b>7 Wattle Court,</b> Yarragon 3823	Price <b>\$220,000</b> Sold 19 September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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#### Contact agents



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