



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 34 Fairway Drive, YALLOURN 3825

### Indicative selling price

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

**Single price \$397,000**

### Median sale price

Median **House** for **YALLOURN** for period **Apr 2018 - Mar 2019**

Sourced from **pricefinder**.

**\$389,500**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**48 Shanahan Parade,**  
NEWBOROUGH 3825

Price **\$379,000** Sold 30  
October 2018

**32 Fairway Drive,**  
YALLOURN 3825

Price **\$368,000** Sold 05  
November 2018

**19 Lisle Street,**  
MOE 3825

Price **\$380,000** Sold 07  
February 2019

### 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.

#### John Kerr & Associates Real Estate Pty Ltd

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#### Contact agents



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