

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential street with trees and buildings. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

**RayWhite.**

**Statement  
of  
information**

10 PETER THOMSON CIRCUIT, YARRAWONGA, VIC 3730  
PREPARED BY BRENT BOOKER, RAY WHITE ALBURY CENTRAL

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**10 PETER THOMSON CIRCUIT,**



**Indicative Selling Price**

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

**Price Range: \$247,000 to \$272,000**

Provided by: Brent Booker , Ray White Albury Central

## MEDIAN SALE PRICE



**YARRAWONGA, VIC, 3730**

**Suburb Median Sale Price (Vacant Land)**

**\$249,500**

01 April 2023 to 31 March 2024

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.



**19 WOODLANDS DR, YARRAWONGA, VIC 3730**



**Sale Price**

**\$265,000**

Sale Date: 07/12/2023

Distance from Property: 861m



**46 PETER THOMSON CCT, YARRAWONGA, VIC**

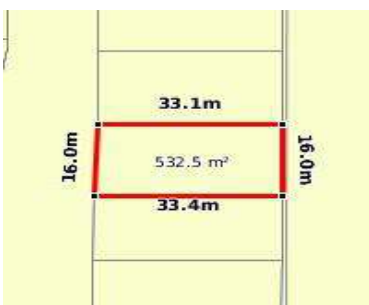


**Sale Price**

**\$258,000**

Sale Date: 03/07/2023

Distance from Property: 289m



**2 PUTTERS CCT, BATHUMI, VIC 3730**



**Sale Price**

**\$266,000**

Sale Date: 26/07/2023

Distance from Property: 318m



This report has been compiled on 17/04/2024 by Ray White Albury Central. Property Data Solutions Pty Ltd 2024 - [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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

10 PETER THOMSON CIRCUIT, YARRAWONGA, VIC 3730

### Indicative selling price

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

Price Range: \$247,000 to \$272,000


### Median sale price

Median price: \$249,500

Property type: Vacant Land

Suburb: YARRAWONGA

Period: 01 April 2023 to 31 March 2024

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
19 WOODLANDS DR, YARRAWONGA, VIC 3730	\$265,000	07/12/2023
46 PETER THOMSON CCT, YARRAWONGA, VIC 3730	\$258,000	03/07/2023
2 PUTTERS CCT, BATHUMI, VIC 3730	\$266,000	26/07/2023

This Statement of Information was prepared on: 17/04/2024