

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

2/7 Hodges Estate Road, Wy Yung

Indicative selling price

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

Single Price

\$269,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,000

Property type

House

Suburb

Wy Yung

Period-from

01 Mar 2024

to

28 Feb 2025

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

19 HODGES ESTATE ROAD WY YUNG VIC 3875	\$270,000	12-Feb-24
67 CLIFTON WEST ROAD WY YUNG VIC 3875	\$310,000	01-Jul-24
7 HYLTON VISTA WY YUNG VIC 3875	\$310,000	14-Oct-24

OR

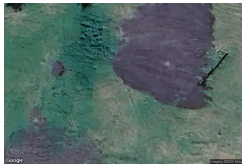
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 24 March 2025

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**19 HODGES ESTATE ROAD WY
YUNG VIC 3875**

 -  -  -

Sold Price

\$270,000

Sold Date

12-Feb-24

Distance

0.24km



**67 CLIFTON WEST ROAD WY
YUNG VIC 3875**

 5  3  -

Sold Price

\$310,000

Sold Date

01-Jul-24

Distance

0.69km



**7 HYLTON VISTA WY YUNG VIC
3875**

 1  1  -

Sold Price

Sold Date

14-Oct-24

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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