

# 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 or  
locality and postcode

18 Rattray Street, Yea Vic 3717

### Indicative selling price

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

Single price

\$540,000

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

Yea

Period - From

23/01/2023

to

22/01/2024

Source

REIV

### 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
1	59 Snodgrass St YEA 3717	\$565,000	03/12/2023
2	8 The Parade YEA 3717	\$561,000	24/06/2023
3	16 Smith St YEA 3717	\$560,000	18/11/2022

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:

23/01/2024 08:39

18 Rattray Street, Yea Vic 3717

**Integrity**

Robert Verhagen

03 5786 2033

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robert@integrityrealestate.com.au

**Indicative Selling Price**

\$540,000

**Median House Price**

23/01/2023 - 22/01/2024: \$550,000



3 1 2

**Property Type:** House

**Land Size:** 915 sqm approx

**Agent Comments**

## Comparable Properties



**59 Snodgrass St YEA 3717 (VG)**

**Agent Comments**

2 - -

**Price:** \$565,000

**Method:** Sale

**Date:** 03/12/2023

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 994 sqm approx

**8 The Parade YEA 3717 (REI)**

**Agent Comments**

3 1 4

**Price:** \$561,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** House (Res)

**Land Size:** 1259 sqm approx



**16 Smith St YEA 3717 (VG)**

**Agent Comments**

2 - -

**Price:** \$560,000

**Method:** Sale

**Date:** 18/11/2022

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 700 sqm approx

**Account** - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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