

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

2 Henry Street, Yinnar Vic 3869

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$239,000

Median sale price

Median price \$300,000 House ☒ Unit ☐ Suburb or locality Yinnar

Period - From 01/07/2017 to 30/06/2018 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 eighteen 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	108 Main St YINNAR 3869	\$240,000	24/04/2018
2	9 Wicks St YINNAR 3869	\$227,000	26/03/2018
3	2 Littleton Av YINNAR 3869	\$218,500	25/08/2017

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 831 sqm approx

Agent Comments

Indicative Selling Price

\$239,000

Median House Price

Year ending June 2018: \$300,000

Comparable Properties



108 Main St YINNAR 3869 (VG)

Agent Comments



Price: \$240,000

Method: Sale

Date: 24/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 680 sqm approx



9 Wicks St YINNAR 3869 (REI/VG)

Agent Comments



Price: \$227,000

Method: Private Sale

Date: 26/03/2018

Rooms: 5

Property Type: House

Land Size: 960 sqm approx



2 Littleton Av YINNAR 3869 (REI/VG)

Agent Comments



Price: \$218,500

Method: Private Sale

Date: 25/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 715 sqm approx