

# 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 Hopkins Court, Yinnar Vic 3869

### Indicative selling price

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

Single price \$272,000

### Median sale price

Median price \$318,500 House ☒ Unit ☐ Suburb or locality Yinnar

Period - From 01/01/2018 to 31/12/2018 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	8 William Cr YINNAR 3869	\$245,000	11/10/2018
2	108 Main St YINNAR 3869	\$240,000	24/04/2018
3	2 Henry St YINNAR 3869	\$226,000	29/08/2018

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.



3 1 1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 669 sqm approx

Agent Comments

**Indicative Selling Price**

\$272,000

**Median House Price**

Year ending December 2018: \$318,500

## Comparable Properties



**8 William Cr YINNAR 3869 (REI/VG)**

Agent Comments

3 2 3

**Price:** \$245,000

**Method:** Private Sale

**Date:** 11/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 620 sqm approx



**108 Main St YINNAR 3869 (VG)**

Agent Comments

3 - -

**Price:** \$240,000

**Method:** Sale

**Date:** 24/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 680 sqm approx



**2 Henry St YINNAR 3869 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$226,000

**Method:** Private Sale

**Date:** 29/08/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 831 sqm approx