Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 8 Roycroft Way, Yea Vic 3717

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$375,000		&		\$410,000			
Median sale pr	rice							
Median price	\$405,000	Pro	Property Type		Vacant land		Suburb	Yea
Period - From	26/02/2024	to	25/02/2025		So	urce	Property	/ Data

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	7 Redgum Dr YEA 3717	\$410,000	24/07/2024
2	10 Redgum Dr YEA 3717	\$400,000	01/06/2024
3			

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.

This Statement of Information was prepared on:

26/02/2025 14:52



Integrity





Property Type: Land Land Size: 4075 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

Indicative Selling Price \$375,000 - \$410,000 Median Land Price 26/02/2024 - 25/02/2025: \$405,000

Comparable Properties



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.

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



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