

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

30 William Crescent, Yinnar Vic 3869

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$470,000

Property Type House

Suburb Yinnar

Period - From 04/10/2020

to 03/10/2021

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	21 Bennett St YINNAR 3869	\$389,000	20/01/2021
2			
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:

04/10/2021 14:02

10 William Crescent, Yinnar Vic 3869



3 1 2

Property Type: House
Land Size: 708 sqm approx
Agent Comments

Indicative Selling Price
\$349,000
Median House Price
04/10/2020 - 03/10/2021: \$470,000

Comparable Properties

21 Bennett St YINNAR 3869 (VG)

Agent Comments

3 - -

Price: \$389,000
Method: Sale
Date: 20/01/2021
Property Type: House (Res)
Land Size: 1050 sqm approx

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.