

## 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 and  
postcode

12 WILLIAM HOVELL WAY YEA VIC 3717

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,500

Property type

House

Suburb

Yea

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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

24 YEA SPRINGS DRIVE YEA VIC 3717	\$751,000	03-Apr-24
1 HAMILTON HUME TERRACE YEA VIC 3717	\$750,000	26-Mar-24
6 WEBSTER STREET YEA VIC 3717	\$750,000	10-Aug-23

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: 08 August 2024


**24 YEA SPRINGS DRIVE YEA VIC 3717**

Sold Price

**\$751,000**

Sold Date **03-Apr-24**
 4  2  2

Distance **0.12km**

**1 HAMILTON HUME TERRACE YEA VIC 3717**

Sold Price

**\$750,000**

Sold Date **26-Mar-24**
 3  2  2

Distance **0.19km**

**6 WEBSTER STREET YEA VIC 3717**

Sold Price

Sold Date **10-Aug-23**
 3  2  6

Distance **0.95km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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