

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

4 Cairns Court, Yea Vic 3717

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$285,000

Property Type Vacant land

Suburb Yea

Period - From 31/08/2022

to 30/08/2023

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	9 Cairns Ct YEA 3717	\$460,000	17/10/2022
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:

31/08/2023 16:05

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Indicative Selling Price
\$450,000

Median Land Price

31/08/2022 - 30/08/2023: \$285,000



Property Type:
Agent Comments

Comparable Properties

9 Cairns Ct YEA 3717 (REI)

Agent Comments



Price: \$460,000
Method:
Date: 17/10/2022
Property Type: House

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.