

# 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

15 Quigley Street, 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 \$399,500

### Median sale price

Median price \$505,000

Property Type House

Suburb Yinnar

Period - From 01/07/2020

to 30/06/2021

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:

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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 786 sqm approx

**Agent Comments**

2 bedrooms plus full size office - easily converted back to 3rd bedroom

**Indicative Selling Price**

\$399,500

**Median House Price**

Year ending June 2021: \$505,000

## Comparable Properties

**21 Bennett St YINNAR 3869 (VG)**

**Agent Comments**



**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.