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

Lot 104 The Ridge, Yinnar Vic 3869

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$115,000						

Median sale price*

Median price	Pro	operty Type			Suburb	Yinnar
Period - From	to		So	urce		

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.

Ade	dress of comparable property	Price	Date of sale
1	40 Ridge Blvd YINNAR 3869	\$115,000	12/03/2019
2	34 Ridge Blvd YINNAR 3869	\$113,000	29/05/2019
3	36 Ridge Blvd YINNAR 3869	\$110,000	14/03/2019

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:

10/06/2020 14:41

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

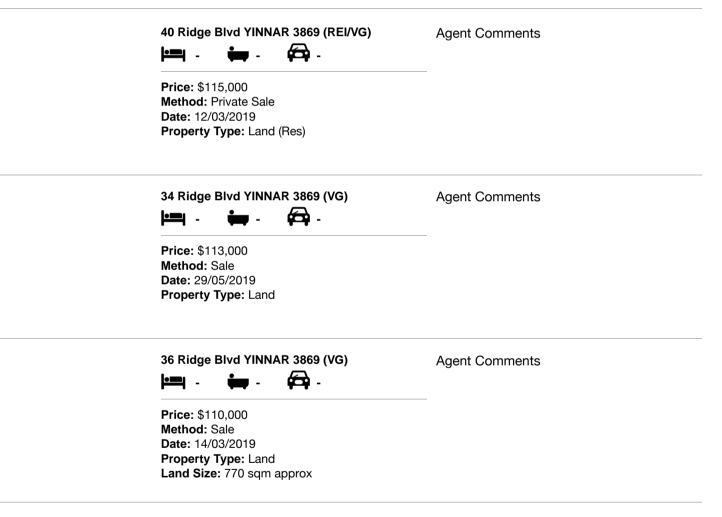






Property Type: Agent Comments Indicative Selling Price \$115,000 No median price available

Comparable Properties



Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.