

# 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

88 Vaughan Springs Road, Yapeen Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$435,000

### Median sale price\*

Median price

Property Type

Suburb

Yapeen

Period - From

to

Source

### 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
1	94 Vaughan Springs Rd YAPEEN 3451	\$435,000	27/05/2019
2	12 New Year Flat Rd VAUGHAN 3451	\$425,000	14/05/2020
3	55 Stuchbree Rd YAPEEN 3451	\$422,500	29/06/2020

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:

05/08/2020 15:49

\* 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.



 3  1  2

**Rooms:** 4

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2000 sqm approx

Agent Comments

**Indicative Selling Price**

\$435,000

No median price available

## Comparable Properties



**94 Vaughan Springs Rd YAPEEN 3451 (REI/VG)**

Agent Comments

 3  2  3

**Price:** \$435,000

**Method:** Private Sale

**Date:** 27/05/2019

**Property Type:** House

**Land Size:** 2000 sqm approx



**12 New Year Flat Rd VAUGHAN 3451 (REI/VG)**

Agent Comments

 2  1  6

**Price:** \$425,000

**Method:** Private Sale

**Date:** 14/05/2020

**Rooms:** 3

**Property Type:** House

**Land Size:** 10000 sqm approx



**55 Stuchbree Rd YAPEEN 3451 (REI)**

Agent Comments

 3  1  4

**Price:** \$422,500

**Method:** Private Sale

**Date:** 29/06/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 2628 sqm approx