

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

14 Berquez Street, Yinnar Vic 3869

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$555,000

Property Type

House

Suburb

Yinnar

Period - From

17/05/2022

to

16/05/2023

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 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	13 Berquez St YINNAR 3869	\$580,000	16/08/2022
2	33 Ridge Blvd YINNAR 3869	\$575,000	26/04/2023
3	36 Couling Cr YINNAR 3869	\$552,000	06/09/2022

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:

17/05/2023 16:32



Property Type: Land
Land Size: 618 sqm approx
Agent Comments

Indicative Selling Price
\$595,000
Median House Price
17/05/2022 - 16/05/2023: \$555,000

Comparable Properties



13 Berquez St YINNAR 3869 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 16/08/2022
Property Type: House
Land Size: 636 sqm approx



33 Ridge Blvd YINNAR 3869 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 26/04/2023
Property Type: House
Land Size: 786 sqm approx



36 Couling Cr YINNAR 3869 (REI/VG)

Agent Comments



Price: \$552,000
Method: Private Sale
Date: 06/09/2022
Property Type: House
Land Size: 511 sqm approx