

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

17 Durrand St, Yinnar Vic 3869

Indicative selling price

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

Single price \$232,900

Median sale price*

Median price

Property Type

Suburb

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 | 22 Couling Cr YINNAR 3869 | \$240,000 | 22/12/2021 |
| 2 | 28 Winterton Pl YINNAR 3869 | \$239,888 | 07/02/2022 |
| 3 | 15 Durrand Ct YINNAR 3869 | \$220,000 | 21/01/2022 |

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:

15/05/2023 09:12

* 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: Land
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$232,900
No median price available

Comparable Properties

22 Couling Cr YINNAR 3869 (VG)

Agent Comments



Price: \$240,000
Method: Sale
Date: 22/12/2021
Property Type: Land
Land Size: 782 sqm approx



28 Winterton PI YINNAR 3869 (REI/VG)

Agent Comments



Price: \$239,888
Method: Private Sale
Date: 07/02/2022
Property Type: Land
Land Size: 648 sqm approx



15 Durrand Ct YINNAR 3869 (REI/VG)

Agent Comments



Price: \$220,000
Method: Private Sale
Date: 21/01/2022
Property Type: Land
Land Size: 759 sqm approx