

#### 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	15 Albert Street, Yinnar Vic 3869
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price \$259,000

#### Median sale price

Median price	\$327,000	Hou	ise X	Unit		Suburb or locality	Yinnar
Period - From	01/10/2017	to	30/09/2018		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 8 William Cr YINNAR 3869 \$245,000 11/10/2018 2 9 Wicks St YINNAR 3869 \$227,000 26/03/2018 3 2 Henry St YINNAR 3869 \$226,000 29/08/2018

#### 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.





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Property Type: House (Previously

Occupied - Detached) Land Size: 770 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$259,000 **Median House Price** 

Year ending September 2018: \$327,000

### Comparable Properties



8 William Cr YINNAR 3869 (REI/VG)





**Agent Comments** 

Price: \$245,000 Method: Private Sale Date: 11/10/2018

Rooms: -

Property Type: House (Res) Land Size: 620 sqm approx

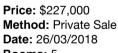








Agent Comments



Rooms: 5

Property Type: House

Land Size: 960 sqm approx



2 Henry St YINNAR 3869 (REI/VG)



Price: \$226,000 Method: Private Sale Date: 29/08/2018

Rooms: -

Property Type: House Land Size: 831 sqm approx **Agent Comments** 

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





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