# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 25 Warfe Way, Yinnar Vic 3869

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$299,500								
Median sale price									
Median price	\$223,000	Pro	operty Type Vac	ant land	Suburb	Yinnar			
Period - From	03/04/2023	to	02/04/2024	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	27 Warfe Way YINNAR 3869	\$297,500	19/01/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

03/04/2024 10:06









**Property Type:** Agent Comments

**Indicative Selling Price** \$299,500 **Median Land Price** 03/04/2023 - 02/04/2024: \$223,000

# **Comparable Properties**



27 Warfe Way YINNAR 3869 (VG)



Price: \$297,500 Method: Sale Date: 19/01/2023 Property Type: Land Land Size: 960 sqm approx Agent Comments

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.

#### Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634





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