

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

25 Warfe Way, Yinnar Vic 3869

Indicative selling price

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

Single price

\$299,500

Median sale price

Median price

\$223,000

Property Type

Vacant 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 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	27 Warfe Way YINNAR 3869	\$297,500	19/01/2023
2			
3			

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.~~

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)



Agent Comments

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

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.