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Statement of Information

40 BONDS ROAD, YINNAR, VIC 3869

Prepared by Simon Burns, Phone: 0421 333 114



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 BONDS ROAD, YINNAR, VIC 3869



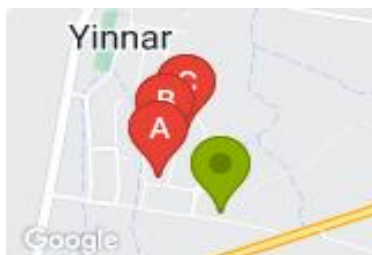
Indicative Selling Price

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

Single Price: **\$250,000**

Provided by: Simon Burns, First National Real Estate Latrobe Pty Ltd

MEDIAN SALE PRICE



YINNAR, VIC, 3869

Suburb Median Sale Price (Vacant Land)

\$227,950

01 October 2022 to 30 September 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



28 WINTERTON PL, YINNAR, VIC 3869



Sale Price

\$239,888

Sale Date: 07/02/2022

Distance from Property: 237m



11 RAMON CL, YINNAR, VIC 3869



Sale Price

\$223,000

Sale Date: 24/05/2023

Distance from Property: 287m



17 DURRAND CRT, YINNAR, VIC 3869



Sale Price

\$232,900

Sale Date: 24/06/2023

Distance from Property: 308m



This report has been compiled on 05/12/2023 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

40 BONDS ROAD, YINNAR, VIC 3869

Indicative selling price

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

Single Price:

\$250,000

Median sale price

Median price

\$227,950

Property type

Vacant Land

Suburb

YINNAR

Period

01 October 2022 to 30 September 2023

Source



Comparable property sales

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

28 WINTERTON PL, YINNAR, VIC 3869	\$239,888	07/02/2022
11 RAMON CL, YINNAR, VIC 3869	\$223,000	24/05/2023
17 DURRAND CRT, YINNAR, VIC 3869	\$232,900	24/06/2023

This Statement of Information was prepared on:

05/12/2023