

# 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

8 Roycroft Way, Yea Vic 3717

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$425,000

### Median sale price

Median price \$397,500

Property Type Vacant land

Suburb Yea

Period - From 06/12/2023

to 05/12/2024

Source Property Data

### 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	7 Redgum Dr YEA 3717	\$410,000	24/07/2024
2	10 Redgum Dr YEA 3717	\$400,000	01/06/2024
3	9 Redgum Dr YEA 3717	\$402,000	30/06/2023

**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:

06/12/2024 10:56

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**Indicative Selling Price**  
\$425,000

**Median Land Price**  
06/12/2023 - 05/12/2024: \$397,500



0 0 0

**Property Type:** Land  
**Land Size:** 4075 sqm approx  
**Agent Comments**

## Comparable Properties

7 Redgum Dr YEA 3717 (VG)

Agent Comments

- - -

**Price:** \$410,000  
**Method:** Sale  
**Date:** 24/07/2024  
**Property Type:** Land

10 Redgum Dr YEA 3717 (VG)

Agent Comments

- - -

**Price:** \$400,000  
**Method:** Sale  
**Date:** 01/06/2024  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 4670 sqm approx

9 Redgum Dr YEA 3717 (VG)

Agent Comments

- - -

**Price:** \$402,000  
**Method:** Sale  
**Date:** 30/06/2023  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 4003 sqm approx

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