### 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 8 Roycroft Way, Yea Vic 3717

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.gov.au	/underquoting		
Single price	e \$425,000					
Median sale p	rice					
Median price	\$397,500	Pro	operty Type Vac	ant 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.

Ade	dress 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



# Integrity





**Property Type:** Land **Land Size:** 4075 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

Indicative Selling Price \$425,000 Median Land Price 06/12/2023 - 05/12/2024: \$397,500

## **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		
<b>Property Type:</b> Hobby Farm < 20 ha <b>Land Size:</b> 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		

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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