

STATEMENT OF INFORMATION

850 RYANS ROAD, YALCA, VIC 3637

PREPARED BY ANDREW JENKINS, ANDREW JENKINS REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



850 RYANS ROAD, YALCA, VIC 3637

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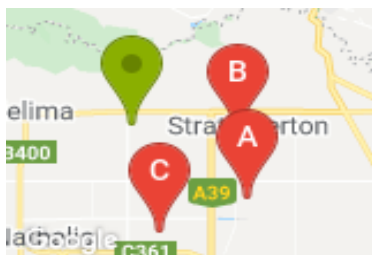
Indicative Selling Price

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

Single Price: \$320,000

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



YALCA, VIC, 3637

Suburb Median Sale Price (Other)

\$797,940

01 April 2020 to 31 March 2021

Provided by: 

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.



385 HAYS RD, KATUNGA, VIC 3640

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Sale Price

\$475,000

Sale Date: 19/06/2020

Distance from Property: 15km



289 REYNOLDS RD, STRATHMERTON, VIC

 3  2  4

Sale Price

\$330,000

Sale Date: 22/07/2020

Distance from Property: 11km



1433 RENDELLS RD, NUMURKAH, VIC 3636

 5  1  7

Sale Price

\$350,000

Sale Date: 09/10/2020

Distance from Property: 13km



This report has been compiled on 25/05/2021 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2021 - 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

850 RYANS ROAD, YALCA, VIC 3637

Indicative selling price

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

Single Price:

\$320,000

Median sale price

Median price

\$797,940

Property type

Other

Suburb

YALCA

Period

01 April 2020 to 31 March 2021

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

385 HAYS RD, KATUNGA, VIC 3640	\$475,000	19/06/2020
289 REYNOLDS RD, STRATHMERTON, VIC 3641	\$330,000	22/07/2020
1433 RENDELLS RD, NUMURKAH, VIC 3636	\$350,000	09/10/2020

This Statement of Information was prepared on:

25/05/2021