

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 andpostcode

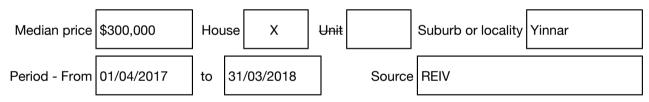
3 Rieniets Way, Yinnar Vic 3869

Indicative selling price

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

Single price \$335,000

Median sale price



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	8 Berquez St YINNAR 3869	\$300,000	23/10/2017
2	6 Hammond St YINNAR 3869	\$287,500	27/01/2017
3	14 Albert St YINNAR 3869	\$285,000	31/07/2017

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.

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Land Land Size: 528 sqm approx Agent Comments Indicative Selling Price \$335,000 Median House Price Year ending March 2018: \$300,000

Comparable Properties

8 Berquez St YINNAR 3869 (REI/VG) 3 2 2 1 Price: \$300,000 Method: Private Sale Date: 23/10/2017 Rooms: 6 Property Type: House (Res) Land Size: 530 sqm approx	Agent Comments
6 Hammond St YINNAR 3869 (REI/VG) 3 2 2 Price: \$287,500 Method: Private Sale Date: 27/01/2017 Rooms: 5 Property Type: House Land Size: 551 sqm approx	Agent Comments
14 Albert St YINNAR 3869 (REI/VG) 14 Albert St YINNAR 3869 (REI/VG) 14 Albert St YINNAR 3869 (REI/VG) 14 Albert St YINNAR 3869 (REI/VG) 2 Price: \$285,000 Method: Private Sale Date: 31/07/2017 Rooms: - Property Type: House (Res) Land Size: 549 sqm approx	Agent Comments

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