

# 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

3 Rieniets Way, Yinnar Vic 3869

### Indicative selling price

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

Single price \$335,000

### Median sale price

Median price \$300,000

House

X

Unit

Suburb or locality

Yinnar

Period - From 01/04/2017

to

31/03/2018

Source

REIV

### 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.



**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)**

**Agent Comments**



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 23/10/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx



**6 Hammond St YINNAR 3869 (REI/VG)**

**Agent Comments**



**Price:** \$287,500  
**Method:** Private Sale  
**Date:** 27/01/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 551 sqm approx



**14 Albert St YINNAR 3869 (REI/VG)**

**Agent Comments**



**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 31/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 549 sqm approx