

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

6 Hamilton Hume Terrace, Yea Vic 3717

Indicative selling price

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

Single price \$570,000

Median sale price

Median price \$422,500

Property Type House

Suburb Yea

Period - From 22/05/2019

to 21/05/2020

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 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 Recreation Av YEA 3717 | \$570,000 | 09/12/2019 |
| 2 | 6 North St YEA 3717 | \$535,000 | 30/08/2019 |
| 3 | 18 Station St YEA 3717 | \$515,000 | 02/04/2019 |

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:

22/05/2020 10:38

6 Hamilton Hume Terrace, Yea Vic 3717



Property Type: Land
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$570,000
Median House Price
22/05/2019 - 21/05/2020: \$422,500

Comparable Properties

7 Recreation Av YEA 3717 (VG)

Agent Comments



Price: \$570,000
Method: Sale
Date: 09/12/2019
Property Type: House (Res)
Land Size: 487 sqm approx

6 North St YEA 3717 (VG)

Agent Comments



Price: \$535,000
Method: Sale
Date: 30/08/2019
Property Type: House (Res)

18 Station St YEA 3717 (VG)

Agent Comments



Price: \$515,000
Method: Sale
Date: 02/04/2019
Property Type: House (Res)
Land Size: 720 sqm approx

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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.