

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	25 Explorers Road, Yinnar South Vic 3869
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price	\$388,500
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Median sale price*

Median price	House	е	Unit		Suburb or locality	Yinnar South
Period - From	to			Source		

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 30 Whitelaws Trk YINNAR SOUTH 3869 \$382,000 26/03/2018 2 20 Explorers Rd YINNAR SOUTH 3869 \$375,000 02/05/2018

OR

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- 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.
- * When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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

620 Budgeree Rd BUDGEREE EAST 3870



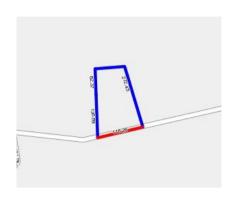


\$375,000

27/09/2017

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Indicative Selling Price \$388,500 No median price available

Property Type:
Agent Comments

Comparable Properties

30 Whitelaws Trk YINNAR SOUTH 3869 (VG)

Price: \$382,000 Method: Sale Date: 26/03/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 109200 sqm approx

Agent Comments



20 Explorers Rd YINNAR SOUTH 3869 (VG)

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Price: \$375,000 Method: Sale Date: 02/05/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 21900 sqm approx

Agent Comments

620 Budgeree Rd BUDGEREE EAST 3870 (VG) Agent Comments

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(2) -

Price: \$375,000 Method: Sale Date: 27/09/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6493 sqm approx

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





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