

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

484 Whitelaws Track, Yinnar South Vic 3869

Indicative selling price

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

Range between \$640,000

&

\$704,000

Median sale price*

Median price

Property Type

Suburb

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 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	605 Jumbuk Rd YINNAR SOUTH 3869	\$780,000	19/03/2021
2	50 Explorers Rd YINNAR SOUTH 3869	\$729,000	03/10/2020
3	47 Withams Rd YINNAR 3869	\$725,000	21/02/2021

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:

23/09/2021 14:56

* 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.

184 Whitelaws Track, Yinnar South Vic 3869



4 1 4

Property Type: House (Res)
Land Size: 19550 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$704,000
No median price available

Comparable Properties

605 Jumbuk Rd YINNAR SOUTH 3869 (VG)

Agent Comments

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Price: \$780,000
Method: Sale
Date: 19/03/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 12600 sqm approx



50 Explorers Rd YINNAR SOUTH 3869 (VG)

Agent Comments

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Price: \$729,000
Method: Sale
Date: 03/10/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20300 sqm approx

47 Withams Rd YINNAR 3869 (VG)

Agent Comments

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Price: \$725,000
Method: Sale
Date: 21/02/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx