

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

35 North Street, Yea Vic 3717

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$550,000

Property Type House

Suburb Yea

Period - From 11/12/2022

to

10/12/2023

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	5 Giffard St YEA 3717	\$510,000	29/05/2023
2	6 East St YEA 3717	\$470,000	11/09/2023
3	52 Melbourne Rd YEA 3717	\$460,000	31/08/2023

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:

11/12/2023 09:28



 3  1  2

Property Type: House

Land Size: 898 sqm approx

Agent Comments

Comparable Properties

5 Giffard St YEA 3717 (VG)

Agent Comments

 3  -  -

Price: \$510,000

Method: Sale

Date: 29/05/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 578 sqm approx

6 East St YEA 3717 (VG)

Agent Comments

 3  -  -

Price: \$470,000

Method: Sale

Date: 11/09/2023

Property Type: House (Res)

Land Size: 483 sqm approx



52 Melbourne Rd YEA 3717 (REI)

Agent Comments

 3  1  2

Price: \$460,000

Method: Private Sale

Date: 31/08/2023

Property Type: House

Land Size: 1110 sqm approx