

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 and
postcode

439 TI TREE CREEK ROAD YEA VIC 3717

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,620,000

&

\$1,720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Farm

Suburb

Yea

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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

1204 KING PARROT CREEK ROAD STRATH CREEK VIC 3658	\$1,860,000	04-Aug-23
2228 WHITTLESEA-YEA ROAD FLOWERDALE VIC 3717	\$1,500,000	08-Dec-23
3562 WHITTLESEA-YEA ROAD FLOWERDALE VIC 3717	\$1,520,000	17-Dec-22

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: 14 March 2024



**1204 KING PARROT CREEK ROAD
STRATH CREEK VIC 3658**

6 4 2

Sold Price

\$1,860,000

Sold Date **04-Aug-23**

Distance **19.38km**



**2228 WHITTLESEA-YEA ROAD
FLOWERDALE VIC 3717**

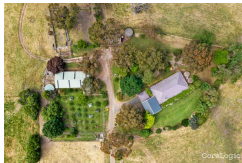
5 2 5

Sold Price

^{RS} **\$1,500,000** ^{UN}

Sold Date **08-Dec-23**

Distance **17.05km**



**3562 WHITTLESEA-YEA ROAD
FLOWERDALE VIC 3717**

3 2 14

Sold Price

\$1,520,000

Sold Date **17-Dec-22**

Distance **10.04km**

RS = Recent sale

UN = Undisclosed Sale

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