

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

10 Melbourne 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,500

Property type

House

Suburb

Yea

Period-from

01 Jun 2019

to

31 May 2020

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

26 Francis Street Yea VIC 3717	\$410,000	06-Jan-20
26 Melbourne Road Yea VIC 3717	\$450,000	23-Dec-19
2 Welch Street Yea VIC 3717	\$500,000	23-Sep-19

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.~~

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26 Francis Street Yea VIC 3717

Sold Price

\$410,000

Sold Date

06-Jan-20

3 1 2

Distance

0.17km



26 Melbourne Road Yea VIC 3717

Sold Price

\$450,000

Sold Date

23-Dec-19

3 2 2

Distance

0.17km



2 Welch Street Yea VIC 3717

Sold Price

\$500,000

Sold Date

23-Sep-19

3 2 2

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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