

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

31 ALFRED DRIVE YINNAR VIC 3869

Indicative selling price

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

Single Price

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Yinnar

Period-from

01 Mar 2024

to

28 Feb 2025

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

8 QUIGLEY STREET YINNAR VIC 3869	\$385,000	25-Mar-24
3 WALKER PARADE CHURCHILL VIC 3842	\$360,000	23-Apr-24
18 KELLEHER STREET CHURCHILL VIC 3842	\$355,000	12-Jul-24

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: 18 March 2025



8 QUIGLEY STREET YINNAR VIC 3869

Sold Price

\$385,000

Sold Date

25-Mar-24

3

1

1

Distance

0.43km



3 WALKER PARADE CHURCHILL VIC 3842

Sold Price

\$360,000

Sold Date

23-Apr-24

3

1

1

Distance

8.15km



18 KELLEHER STREET CHURCHILL VIC 3842

Sold Price

\$355,000

Sold Date

12-Jul-24

3

1

1

Distance

7.82km

RS = Recent sale

UN = Undisclosed Sale

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