

## 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

5 THE SEMI CIRCLE YEA VIC 3717

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$522,500

Property type

House

Suburb

Yea

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

16 NEWBERY CHASE YEA VIC 3717	\$690,000	14-Jan-25
30 SMITH STREET YEA VIC 3717	-	09-Dec-24
12 WILLIAM HOVELL WAY YEA VIC 3717	\$680,000	07-Oct-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: 20 March 2025



16 NEWBERY CHASE YEA VIC 3717

Sold Price

<sup>RS</sup>

\$690,000

Sold Date

14-Jan-25



4



2



2

Distance

1.42km



30 SMITH STREET YEA VIC 3717

Sold Price

<sup>RS</sup>
<sup>UN</sup>

-

Sold Date

09-Dec-24



3



1



2

Distance

0.94km



12 WILLIAM HOVELL WAY YEA VIC 3717

Sold Price

\$680,000

Sold Date

07-Oct-24



3



2



4

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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