

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

37 Ridge Boulevard, Yinnar Vic 3869

Indicative selling price

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

Single price \$89,000

Median sale price

Median price \$80,000

Vacant land X

Suburb Yinnar

Period - From 16/09/2018

to 15/09/2019

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	15 Winterton PI YINNAR 3869	\$80,000	18/10/2018
2	19 Winterton PI YINNAR 3869	\$79,000	14/05/2019
3	34 Bonds Rd YINNAR 3869	\$79,000	17/04/2019

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:

16/09/2019 15:18

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Property Type: Land (Res)
Agent Comments

Indicative Selling Price
\$89,000

Median Land Price
16/09/2018 - 15/09/2019: \$80,000

Comparable Properties

15 Winterton PI YINNAR 3869 (VG)

Agent Comments



Price: \$80,000
Method: Sale
Date: 18/10/2018
Property Type: Land
Land Size: 638 sqm approx

19 Winterton PI YINNAR 3869 (VG)

Agent Comments



Price: \$79,000
Method: Sale
Date: 14/05/2019
Property Type: Land
Land Size: 658 sqm approx

34 Bonds Rd YINNAR 3869 (VG)

Agent Comments



Price: \$79,000
Method: Sale
Date: 17/04/2019
Property Type: Land
Land Size: 638 sqm approx