

Statement of Information
Single residential property located
outside the Melbourne metropolitan
area



Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 42 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 \$*350,000 or range between \$*380,000 & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$375,000 *House *Unit Suburb or locality Yea
Period - From 2016 to 2017 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
1 52 Melbourne Road, Yea, Vic. 3717	\$240,000	09/2017
2 30 Melbourne Road, Yea, Vic. 3717	\$465,000	09/17
3 41 Raglan Street, Yea, Vic. 3717	\$ 288,000	07/2017