Statement of Information

Property offered for sale

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb or locality and postcode	7 Hammond Street, Yinnar Vic 3869	
Indicative selling prid	ce	
For the meaning of this r	price see consumer vic gov au/underquoting	

Median sale price

Single price \$570,000

Median price	\$536,000	Pro	perty Type Hou	use		Suburb	Yinnar
Period - From	02/11/2021	to	01/11/2022	Sc	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	15 Winterton PI YINNAR 3869	\$620,000	08/07/2022
2	13 Berquez St YINNAR 3869	\$580,000	16/08/2022
3	36 Couling Cr YINNAR 3869	\$552,000	06/09/2022

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:	02/11/2022 09:57













Property Type: Land Land Size: 666 sqm approx

Agent Comments

Indicative Selling Price \$570,000 Median House Price

02/11/2021 - 01/11/2022: \$536,000

Comparable Properties



15 Winterton PI YINNAR 3869 (REI/VG)





Agent Comments

Price: \$620,000 Method: Private Sale Date: 08/07/2022 Property Type: House Land Size: 637 sqm approx



13 Berquez St YINNAR 3869 (REI)





Agent Comments

Price: \$580,000 Method: Private Sale Date: 16/08/2022 Property Type: House Land Size: 636 sqm approx



36 Couling Cr YINNAR 3869 (REI/VG)

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Agent Comments

Price: \$552,000 Method: Private Sale Date: 06/09/2022 Property Type: House Land Size: 511 sqm approx

Account - KW Property Sales & Rental | P: 03 5133 7777 | F: 03 5134 3634





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