

# 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

7 Hammond Street, Yinnar Vic 3869

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$570,000

### Median sale price

Median price

\$536,000

Property Type

House

Suburb

Yinnar

Period - From

02/11/2021

to

01/11/2022

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	\$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)**

Agent Comments



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