

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	6551 Midland Highway, Yandoit Vic 3461
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Indicative selling price

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

Single price	\$609,000
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Median sale price*

Median price	<input type="text"/>	House	<input type="text"/>	Unit	<input type="text"/>	Suburb or locality	Yandoit
Period - From	<input type="text"/>	to	<input type="text"/>	Source	<input type="text"/>		

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 eighteen 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	Powells La MOUNT FRANKLIN 3461	\$635,000	20/06/2018
2	6800 Midland Hwy GUILDFORD 3451	\$627,000	09/10/2018
3	21 Kanga Trk FRANKLINFORD 3461	\$565,000	09/04/2018

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 eighteen months.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Rooms: 2
Property Type: House
Land Size: 61 acres sqm approx
Agent Comments

Indicative Selling Price
\$609,000
No median price available

Comparable Properties

Powells La MOUNT FRANKLIN 3461 (VG)

Agent Comments

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Price: \$635,000
Method: Sale
Date: 20/06/2018
Rooms: -
Property Type: Mixed Farming (Rur)
Land Size: 253800 sqm approx



6800 Midland Hwy GUILDFORD 3451 (VG)

Agent Comments

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Price: \$627,000
Method: Sale
Date: 09/10/2018
Rooms: -
Property Type: Mixed Farming (Rur)
Land Size: 299335 sqm approx



21 Kanga Trk FRANKLINFORD 3461 (REI/VG)

Agent Comments

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Price: \$565,000
Method: Private Sale
Date: 09/04/2018
Rooms: 4
Property Type: House (Res)
Land Size: 121410 sqm approx