

# 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

21 Bonds Rd, 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 \$180,000

### Median sale price

Median price \$110,000

Property Type Vacant land

Suburb Yinnar

Period - From 24/11/2020

to 23/11/2021

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	28 Winterton PI YINNAR 3869	\$125,000	29/10/2020
2	18 Couling Cr YINNAR 3869	\$120,000	27/11/2020
3	5 Ramon Cl YINNAR 3869	\$120,000	07/09/2020

**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:

24/11/2021 17:04



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$180,000  
**Median Land Price**  
24/11/2020 - 23/11/2021: \$110,000

## Comparable Properties

### 28 Winterton PI YINNAR 3869 (VG)

Agent Comments



**Price:** \$125,000  
**Method:** Sale  
**Date:** 29/10/2020  
**Property Type:** Land  
**Land Size:** 648 sqm approx

### 18 Couling Cr YINNAR 3869 (VG)

Agent Comments



**Price:** \$120,000  
**Method:** Sale  
**Date:** 27/11/2020  
**Property Type:** Land  
**Land Size:** 708 sqm approx

### 5 Ramon CI YINNAR 3869 (VG)

Agent Comments



**Price:** \$120,000  
**Method:** Sale  
**Date:** 07/09/2020  
**Property Type:** Land  
**Land Size:** 716 sqm approx