

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

45 Explorers Road, Yinnar South Vic 3869

Indicative selling price

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

Single price \$875,000

Median sale price*

Median price

Property Type

Suburb

Yinnar South

Period - From

to

Source

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
1 145 Creamery Rd YINNAR 3869	\$945,000	06/09/2023
2 10 Outlook Dr JEERALANG JUNCTION 3840	\$925,000	13/12/2023
3 195 Creamery Rd YINNAR 3869	\$852,000	22/08/2023

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:

24/01/2024 11:12

* 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.

45 Explorers Road, Yinnar South Vic 3869



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Indicative Selling Price
\$875,000

No median price available



5 3 7

Property Type: Lifestyle Property (Rur)
Land Size: 20234.3 sqm approx
Agent Comments

Comparable Properties

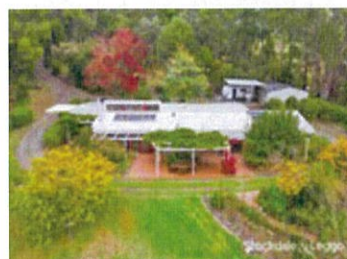


145 Creamery Rd YINNAR 3869 (VG)

Agent Comments

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Price: \$945,000
Method: Sale
Date: 06/09/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20200 sqm approx



10 Outlook Dr JEERALANG JUNCTION 3840 (REI)

Agent Comments

4 2 2

Price: \$925,000
Method: Private Sale
Date: 13/12/2023
Property Type: House
Land Size: 40400 sqm approx



195 Creamery Rd YINNAR 3869 (VG)

Agent Comments

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Price: \$852,000
Method: Sale
Date: 22/08/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 30690 sqm approx

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634



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