

STATEMENT OF INFORMATION

12 FRANCIS STREET, YEA, VIC 3717

PREPARED BY JANELLE PUPPA REAL ESTATE, 12 WALLIS STREET SEYMOUR

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 FRANCIS STREET, YEA, VIC 3717







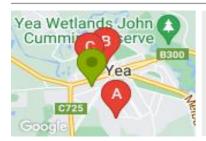
Indicative Selling Price

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

Single Price:

\$415,000

MEDIAN SALE PRICE



YEA, VIC, 3717

Suburb Median Sale Price (House)

\$570,000

01 April 2023 to 31 March 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



23 EAST ST, YEA, VIC 3717







Sale Price

\$321,500

Sale Date: 31/03/2024

Distance from Property: 557m





7 GIFFARD ST, YEA, VIC 3717









Sale Price

\$500,000

Sale Date: 25/03/2024

Distance from Property: 350m





51 SNODGRASS ST, YEA, VIC 3717







Sale Price

*\$525,000

Sale Date: 06/02/2024

Distance from Property: 229m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

| Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of | | | | | | |
|---|----------------------------------|--|--|--|--|--|
| | | | | | | |
| Property offered f | or sale | | | | | |
| Address Including suburb and postcode | 12 FRANCIS STREET, YEA, VIC 3717 | | | | | |
| Indicative selling price | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | |
| Single Price | \$415,000 | | | | | |

Median sale price

| Median price | \$570,000 | Property type | House | Suburb | YEA |
|--------------|--------------------------------|---------------|--------|--------|-------------|
| Period | 01 April 2023 to 31 March 2024 | | Source | | oricefinder |

Comparable property sales

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 |
|--------------------------------|------------|--------------|
| 23 EAST ST, YEA, VIC 3717 | \$321,500 | 31/03/2024 |
| 7 GIFFARD ST, YEA, VIC 3717 | \$500,000 | 25/03/2024 |
| 51 SNODGRASS ST, YEA, VIC 3717 | *\$525,000 | 06/02/2024 |

This Statement of Information was prepared on: 02/05/2024

02/05/2024

