



Janelle Puppa
REAL ESTATE

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

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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:

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

3 2 1

Sale Price

\$321,500

Sale Date: 31/03/2024

Distance from Property: 557m



7 GIFFARD ST, YEA, VIC 3717

3 1 2

Sale Price

\$500,000

Sale Date: 25/03/2024

Distance from Property: 350m



51 SNODGRASS ST, YEA, VIC 3717

3 2 2

Sale Price

***\$525,000**

Sale Date: 06/02/2024

Distance from Property: 229m

This report has been compiled on 02/05/2024 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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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 for 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

pricfinder

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