

# 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

18 LAWRANCES ROAD, YEA VIC 3717
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000 & \$625,000

### Median sale price

Median price \$445,000 Property type HOUSE Suburb YEA

Period - From 26/10/2018 to 26/10/2018 Source PROPERTY DATA ONLINE

### 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
21 LYONS STREET, YEA VIC 3717	\$640,000	20/11/2018
14 LAWRANCES ROAD, YEA VIC 3717	\$625,000	01/05/2019
32 MULQUEENY LANE, YEA VIC 3717	\$640,000	31/01/2019

This Statement of Information was prepared on: 18/11/19