

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

35 Eileen Grove, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$580,000

Property Type House

Suburb Woori Yallock

Period - From 01/01/2020

to

31/03/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	5 Joan Ct WOORI YALLOCK 3139	\$590,000	28/03/2020
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/06/2020 12:06

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Indicative Selling Price

\$560,000 - \$610,000

Median House Price

March quarter 2020: \$580,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1175 sqm approx

Agent Comments

Comparable Properties



5 Joan Ct WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 28/03/2020

Rooms: 5

Property Type: House

Land Size: 861 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.