

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

1450 Healesville Kooweerup Road, Woori Yallock Vic 3139

Indicative selling price

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

Range between

\$585,000

&

\$640,000

Median sale price

Median price

\$525,000

Property Type

House

Suburb

Woori Yallock

Period - From

01/10/2018

to

30/09/2019

Source

REIV

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 eighteen 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	1434 Healesville Koo Wee Rup Rd WOORI YALLOCK 3139	\$630,000	13/05/2019
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

25/11/2019 15:26

1450 Healesville Kooweerup Road, Woori Yallock Vic 3139



Samantha Price

5967 1277

0438 795 190

samantha@bellrealestate.com.au

Indicative Selling Price

\$585,000 - \$640,000

Median House Price

Year ending September 2019: \$525,000



Property Type: House (Previously Occupied - Detached)

Land Size: 2527 sqm approx

Agent Comments

Comparable Properties



1434 Healesville Koo Wee Rup Rd WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 13/05/2019

Rooms: 8

Property Type: House

Land Size: 1281 sqm approx

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 eighteen months.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.