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

1494 Warburton Highway, Woori Yallock Vic 3139

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$530,000		&		\$560,000			
Median sale p	rice							
Median price	\$641,000	Pro	operty Type	Hou	ISE		Suburb	Woori Yallock
Period - From	01/10/2022	to	30/09/2023		So	urce	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 sixmonths 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		
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:

28/11/2023 15:10









Property Type: Land Land Size: 1920 sqm approx Agent Comments 0419 539 320 david@bellrealestate.com.au Indicative Selling Price

David Carroll 03 59671 277

\$530,000 - \$560,000 Median House Price Year ending September 2023: \$641,000

Comparable Properties

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.

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





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