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

26 Carroll Street, Woori Yallock Vic 3139

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$580,000		&		\$630,000			
Median sale p	rice							
Median price	\$558,000	Pro	operty Type	Hou	se		Suburb	Woori Yallock
Period - From	01/01/2020	to	31/12/2020		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3 Glenwright Av WOORI YALLOCK 3139	\$622,000	12/12/2020
2	14 Glenwright Av WOORI YALLOCK 3139	\$610,000	28/10/2020
3	22 Alan Gr WOORI YALLOCK 3139	\$600,000	30/09/2020

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:

20/01/2021 11:45



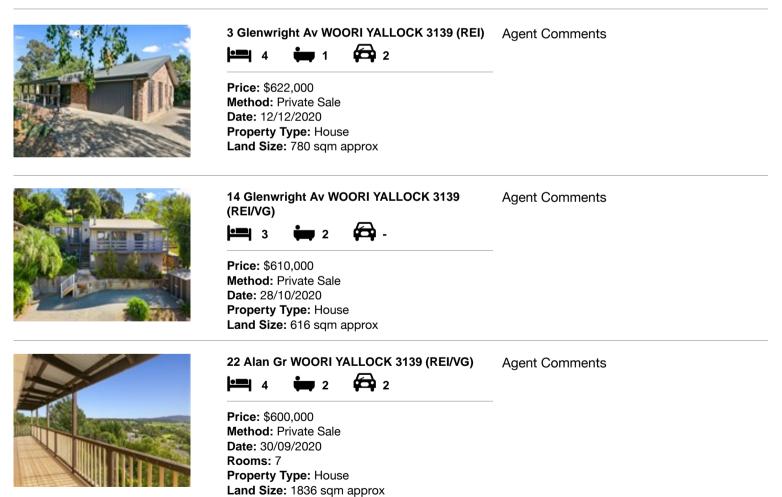






Property Type: House **Land Size:** 618 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$630,000 Median House Price Year ending December 2020: \$558,000

Comparable Properties



Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466



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.