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

22 Shirley Crescent, Woori Yallock Vic 3139

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$645,000		&		\$690,000			
Median sale p	rice							
Median price	\$695,000	Pro	operty Type	Hou	se		Suburb	Woori Yallock
Period - From	01/07/2021	to	30/06/2022		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	36 Middleton Dr WOORI YALLOCK 3139	\$702,000	14/07/2022
2	20 Shirley Cr WOORI YALLOCK 3139	\$690,000	11/04/2022
3	11 Shirley Cr WOORI YALLOCK 3139	\$685,000	11/05/2022

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:

16/08/2022 09:14



22 Shirley Crescent, Woori Yallock Vic 3139







Rooms: 4 Property Type: House Land Size: 618 sqm approx Agent Comments Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$645,000 - \$690,000 Median House Price Year ending June 2022: \$695,000

Comparable Properties



36 Middleton Dr WOORI YALLOCK 3139 (REI) Agent Comments



Price: \$702,000 Method: Private Sale Date: 14/07/2022 Property Type: House Land Size: 621 sqm approx



20 Shirley Cr WOORI YALLOCK 3139 (REI/VG) Agent Comments



Price: \$690,000 Method: Private Sale Date: 11/04/2022 Property Type: House Land Size: 610 sqm approx



11 Shirley Cr WOORI YALLOCK 3139 (REI/VG) Agent Comments



Price: \$685,000 Method: Private Sale Date: 11/05/2022 Property Type: House Land Size: 865 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





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