

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 consumer.vic.gov.au/underquoting

Range between \$645,000

&

\$690,000

Median sale price

Median price \$695,000

Property Type House

Suburb Woori Yallock

Period - From 01/07/2021

to

30/06/2022

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	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

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Indicative Selling Price

\$645,000 - \$690,000

Median House Price

Year ending June 2022: \$695,000



 3  1  0

Rooms: 4

Property Type: House

Land Size: 618 sqm approx

[Agent Comments](#)

Comparable Properties



36 Middleton Dr WOORI YALLOCK 3139 (REI)

[Agent Comments](#)

 3  1  2

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](#)

 3  1  2

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](#)

 3  1  3

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