

## 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

36 CYNTHIA GROVE WOORI YALLOCK VIC 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Woori Yallock

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

5 MICHAEL COURT WOORI YALLOCK VIC 3139	\$687,000	07-Jul-24
26 CARROLL STREET WOORI YALLOCK VIC 3139	\$725,000	13-Aug-24
23 ANTHONY GROVE WOORI YALLOCK VIC 3139	\$655,000	10-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 03 February 2025

**5 MICHAEL COURT WOORI  
YALLOCK VIC 3139**3  1  1 Sold Price **\$687,000** Sold Date **07-Jul-24**Distance **0.31km****26 CARROLL STREET WOORI  
YALLOCK VIC 3139**3  1  1 Sold Price **\$725,000** Sold Date **13-Aug-24**Distance **0.76km****23 ANTHONY GROVE WOORI  
YALLOCK VIC 3139**3  1  - Sold Price **\$655,000** Sold Date **10-Oct-24**Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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