

## 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

16 EILEEN 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Woori Yallock

Period-from

01 Jan 2024

to

31 Dec 2024

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

2 EILEEN GROVE WOORI YALLOCK VIC 3139	\$722,000	13-Aug-24
23 VIEW STREET WOORI YALLOCK VIC 3139	\$755,000	10-Oct-24
4 PATRICK STREET WOORI YALLOCK VIC 3139	\$735,000	17-Dec-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: 15 January 2025



**2 EILEEN GROVE WOORI YALLOCK VIC 3139**

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Sold Price **\$722,000** Sold Date **13-Aug-24**

Distance **0.11km**



**23 VIEW STREET WOORI YALLOCK VIC 3139**

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Sold Price **\$755,000** Sold Date **10-Oct-24**

Distance **0.76km**



**4 PATRICK STREET WOORI YALLOCK VIC 3139**

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Sold Price <sup>RS</sup> **\$735,000** Sold Date **17-Dec-24**

Distance **0.85km**



**26 CARROLL STREET WOORI YALLOCK VIC 3139**

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Sold Price **\$725,000** Sold Date **13-Aug-24**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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