

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

2 Carroll Street Woori Yallock VIC 3139

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

House

Suburb

Woori Yallock

Period-from

01 Jun 2020

to

31 May 2021

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

3 Keelah Street Woori Yallock VIC 3139	\$620,000	30-Mar-21
26 Carroll Street Woori Yallock VIC 3139	\$635,000	29-Jan-21
3 Patrick Street Woori Yallock VIC 3139	\$650,000	06-May-21

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: 26 June 2021



3 Keelah Street Woori Yallock VIC 3139

Sold Price

\$620,000

Sold Date

30-Mar-21

 3

 1

 1

Distance

1.28km



26 Carroll Street Woori Yallock VIC 3139

Sold Price

\$635,000

Sold Date

29-Jan-21

 3

 1

 2

Distance

0.22km



3 Patrick Street Woori Yallock VIC 3139

Sold Price

^{RS} **\$650,000**

Sold Date

06-May-21

 3

 1

 3

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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