

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

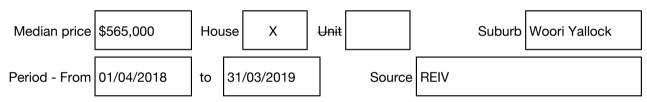
SS 22 Glenwright Avenue, Woori Yallock Vic 3139 d le

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000	&	\$470,000
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Median sale price



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	16 Symes Rd WOORI YALLOCK 3139	\$438,000	22/12/2018
2	30 Tarhilla Dr LAUNCHING PLACE 3139	\$440,000	05/03/2019
3	5 Barbara Gr WOORI YALLOCK 3139	\$460,000	09/12/2018

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 638 sqm approx Agent Comments 03 5967 1800 03 5966 2800 sales@mcmath.com.au Indicative Selling Price

Team Yarra Valley

\$430,000 - \$470,000 **Median House Price** Year ending March 2019: \$565,000

Comparable Properties

	16 Symes Rd WOORI YALLOCK 3139 (VG) === 3 🚔 - 🛱 -	Agent Comments
	Price: \$438,000	-
	Method: Sale Date: 22/12/2018	
	Rooms: -	
	Property Type: House (Res) Land Size: 622 sqm approx	
A SULAT	30 Tarhilla Dr LAUNCHING PLACE 3139 (REI) 3 3 3 3 3 4 3 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments
	Price: \$440,000	-
A STATE OF THE PARTY OF THE PAR	Method: Private Sale	
Contraction of the Contraction	Date: 05/03/2019	
Sector Sector Sector	Rooms: 7	
	Property Type: House Land Size: 648 sqm approx	
	5 Barbara Gr WOORI YALLOCK 3139 (VG)	Agent Comments
	1 - 1 - 1	_
	Price: \$460,000	
	Method: Sale	
	Date: 09/12/2018	
	Rooms: -	
	Property Type: House (Res) Land Size: 630 sqm approx	

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