

## 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 Glenwright Avenue, 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)

Range between \$430,000 & \$470,000

#### Median sale price

Median price \$565,000 House X Unit Suburb Woori Yallock

Period - From 01/04/2018 to 31/03/2019 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	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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**Rooms:**

**Property Type:** House

**Land Size:** 638 sqm approx

Agent Comments

## Comparable Properties

**16 Symes Rd WOORI YALLOCK 3139 (VG)**

Agent Comments

 3  -  -

**Price:** \$438,000

**Method:** Sale

**Date:** 22/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 622 sqm approx



**30 Tarrilla Dr LAUNCHING PLACE 3139 (REI)**

Agent Comments

 3  1  2

**Price:** \$440,000

**Method:** Private Sale

**Date:** 05/03/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 648 sqm approx

**5 Barbara Gr WOORI YALLOCK 3139 (VG)**

Agent Comments

 3  -  -

**Price:** \$460,000

**Method:** Sale

**Date:** 09/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 630 sqm approx