Professionals
Yarra Valley

Team Yarra Valley
03 5967 1800
03 5966 2800
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

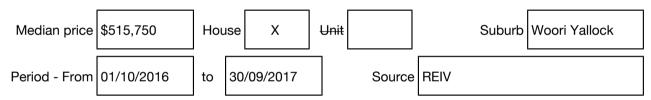| Address Including suburb and postcode	13 Timberline Road, Woori Yallock Vic 3139

Indicative selling price

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

Range between	$420,000	&	$460,000

Median sale price

Median price	$515,750	House	X	Unit		Suburb	Woori Yallock
Period - From	01/10/2016	to	30/09/2017			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.~~

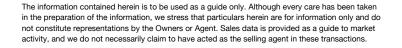| Address of comparable property	Price	Date of sale
1		
2		
3		

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.

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466   Generated: 22/11/2017 16:57

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Indicative Selling Price
$420,000 - $460,000
Median House Price
Year ending September 2017: $515,750

Too Early for Photo

🛏 3   🛁 2   🚗

Rooms:
Property Type: House (Res)
Land Size: 1111.10 sqm approx

Agent Comments

Comparable Properties

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.