

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	12 Michael Ct WOORI YALLOCK 3139	\$520,000	15/11/2017
2	24 View St WOORI YALLOCK 3139	\$510,000	16/09/2017
3	57 Middleton Dr WOORI YALLOCK 3139	\$505,000	06/09/2017

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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Indicative Selling Price

\$480,000 - \$520,000

Median House Price

Year ending September 2017: \$515,750



4 1 0

Rooms:

Property Type: House

Land Size: 750 sqm approx

Agent Comments

Comparable Properties



12 Michael Ct WOORI YALLOCK 3139 (REI)

Agent Comments

3 1 -

Price: \$520,000

Method: Private Sale

Date: 15/11/2017

Rooms: 7

Property Type: House

Land Size: 837 sqm approx



24 View St WOORI YALLOCK 3139 (VG)

Agent Comments

3 - -

Price: \$510,000

Method: Sale

Date: 16/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 700 sqm approx



57 Middleton Dr WOORI YALLOCK 3139 (REI/VG)

Agent Comments

3 2 2

Price: \$505,000

Method: Private Sale

Date: 06/09/2017

Rooms: 4

Property Type: House

Land Size: 616 sqm approx