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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 s					
Address Including suburb and postcode	20 Anthony Grove, Woori Yallock Vic 3139				
Indicative selling price					

Median sale price

Range between \$480,000

Median price	\$515,750	Hou	ıse	х	Unit			Suburb	Woori Yallock
Period - From	01/10/2016	to	30/	/09/2017		Source	REIV		

\$520,000

Comparable property sales (*Delete A or B below as applicable)

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

&

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.

Add	dress 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





Property Type: House Land Size: 750 sqm approx

Agent Comments

Comparable Properties



12 Michael Ct WOORI YALLOCK 3139 (REI)





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)





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)





Price: \$505,000 Method: Private Sale Date: 06/09/2017 Rooms: 4

Property Type: House Land Size: 616 sqm approx

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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.

Agent Comments

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