

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

34 Cynthia Grove, Woori Yallock Vic 3139

Indicative selling price

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

Range between

\$495,000

&

\$525,000

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 Pierre St WOORI YALLOCK 3139	\$525,000	28/04/2019
2	22 Lester St WOORI YALLOCK 3139	\$510,000	29/11/2018
3	12 Cynthia Gr WOORI YALLOCK 3139	\$505,500	26/02/2019

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.



 3  2  2

Rooms:

Property Type: House

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



16 Pierre St WOORI YALLOCK 3139 (REI)

Agent Comments

 5  2  -

Price: \$525,000

Method: Private Sale

Date: 28/04/2019

Rooms: 7

Property Type: House

Land Size: 726 sqm approx



22 Lester St WOORI YALLOCK 3139 (REI/VG)

Agent Comments

 3  1  2

Price: \$510,000

Method: Private Sale

Date: 29/11/2018

Rooms: -

Property Type: House

Land Size: 675 sqm approx



12 Cynthia Gr WOORI YALLOCK 3139 (REI/VG) Agent Comments

 4  2  2

Price: \$505,500

Method: Private Sale

Date: 26/02/2019

Rooms: 5

Property Type: House

Land Size: 613 sqm approx