

# 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

72 Eileen Grove, 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 \$510,000 & \$560,000

### Median sale price

Median price \$670,000

Property Type House

Suburb Woori Yallock

Period - From 01/04/2022

to 31/03/2023

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	1769 Warburton Hwy WOORI YALLOCK 3139	\$529,000	25/04/2023
2	6 Patrick St WOORI YALLOCK 3139	\$500,000	15/03/2023
3	3/10 Nester Rd WOORI YALLOCK 3139	\$485,000	02/02/2023

**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.~~

This Statement of Information was prepared on:

05/07/2023 09:48



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**Property Type:** House  
**Land Size:** 311 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$510,000 - \$560,000  
**Median House Price**  
Year ending March 2023: \$670,000

## Comparable Properties

**1769 Warburton Hwy WOORI YALLOCK 3139 (VG)**   **Agent Comments**

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**Price:** \$529,000  
**Method:** Sale  
**Date:** 25/04/2023  
**Property Type:** House (Res)  
**Land Size:** 1055 sqm approx



**6 Patrick St WOORI YALLOCK 3139 (VG)**   **Agent Comments**

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**Price:** \$500,000  
**Method:** Sale  
**Date:** 15/03/2023  
**Property Type:** House (Res)  
**Land Size:** 678 sqm approx



**3/10 Nester Rd WOORI YALLOCK 3139 (REI/VG)**   **Agent Comments**

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**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 02/02/2023  
**Property Type:** Warehouse  
**Land Size:** 274 sqm approx