

# 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

44 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 \$600,000 & \$660,000

### Median sale price

Median price

\$580,000

Property Type

House

Suburb

Woori Yallock

Period - From

01/01/2020

to

31/03/2020

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	32 Barrowby Av WOORI YALLOCK 3139	\$620,000	04/03/2020
2	16 Shirley Cr WOORI YALLOCK 3139	\$647,000	05/02/2020
3	20 Alan Gr WOORI YALLOCK 3139	\$660,000	26/02/2020

**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:

26/05/2020 14:01



 3    2    2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 884 sqm approx

Agent Comments

## Comparable Properties

**32 Barrowby Av WOORI YALLOCK 3139 (VG)**

Agent Comments

 3    -    -

**Price:** \$620,000

**Method:** Sale

**Date:** 04/03/2020

**Property Type:** House (Res)

**16 Shirley Cr WOORI YALLOCK 3139 (REI/VG)**

Agent Comments

 4    2    1

**Price:** \$647,000

**Method:** Private Sale

**Date:** 05/02/2020

**Property Type:** House

**Land Size:** 609 sqm approx



**20 Alan Gr WOORI YALLOCK 3139 (REI)**

Agent Comments

 3    2    2

**Price:** \$660,000

**Method:** Private Sale

**Date:** 26/02/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 2500 sqm approx