

## 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

1554 Warburton Highway, 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 \$590,000 & \$630,000

### Median sale price

Median price \$515,000 House X Unit Suburb Woori Yallock

Period - From 01/01/2017 to 31/12/2017 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	4 Mary CI WOORI YALLOCK 3139	\$622,000	16/02/2018
2	34 Eileen Gr WOORI YALLOCK 3139	\$610,000	12/12/2017
3	32 Eileen Gr WOORI YALLOCK 3139	\$583,000	24/11/2017

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.



3 1 3

**Rooms:**

**Property Type:** House

**Land Size:** 1034 sqm approx

Agent Comments

## Comparable Properties



**4 Mary CI WOORI YALLOCK 3139 (REI)**

Agent Comments

3 2 2

**Price:** \$622,000

**Method:** Private Sale

**Date:** 16/02/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 978 sqm approx



**34 Eileen Gr WOORI YALLOCK 3139 (RE/VG)**

Agent Comments

4 2 2

**Price:** \$610,000

**Method:** Private Sale

**Date:** 12/12/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 1587 sqm approx



**32 Eileen Gr WOORI YALLOCK 3139 (RE/VG)**

Agent Comments

3 2 2

**Price:** \$583,000

**Method:** Private Sale

**Date:** 24/11/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 1608 sqm approx