

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	4 Shirley Crescent, Woori Yallock Vic 3139
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Indicative selling price

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

Range between	\$560,000	&	\$610,000
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Median sale price

Median price	\$560,000	House	X	Unit		Suburb	Woori Yallock
Period - From	01/07/2017	to	30/06/2018	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	1554 Warburton Hwy WOORI YALLOCK 3139	\$610,000	12/05/2018
2	20 Middleton Dr WOORI YALLOCK 3139	\$592,500	25/03/2018
3	79 Eileen Gr WOORI YALLOCK 3139	\$569,500	17/05/2018

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

\$560,000 - \$610,000

Median House Price

Year ending June 2018: \$560,000



Rooms:

Property Type: House (Res)

Land Size: 614 sqm approx

Agent Comments

Comparable Properties



1554 Warburton Hwy WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 12/05/2018

Rooms: 6

Property Type: House

Land Size: 1031 sqm approx



20 Middleton Dr WOORI YALLOCK 3139 (VG)

Agent Comments



Price: \$592,500

Method: Sale

Date: 25/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 629 sqm approx



79 Eileen Gr WOORI YALLOCK 3139 (VG)

Agent Comments



Price: \$569,500

Method: Sale

Date: 17/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 306 sqm approx