

David Carroll 03 5964 2277 0419 539 320

Statement of Information

david@bellrealestate.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale	

Address	4 Shirley Crescent, Woori Yallock Vic 3139
Including suburb and	
postcode	

Indicative selling price

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

&	\$610,000
	&

Median sale price

Median price	\$560,000	Hou	use 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

Au	uress or comparable property	1 1100	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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807





Price

Date of sale

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Indicative Selling Price \$560,000 - \$610,000 Median House Price Year ending June 2018: \$560,000



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Rooms

Property Type: House (Res) **Land Size:** 614 sqm approx

Agent Comments

Comparable Properties



1554 Warburton Hwy WOORI YALLOCK 3139

(REI/VG)

4 3





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)



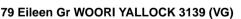




Price: \$592,500 Method: Sale Date: 25/03/2018

Rooms: -

Property Type: House (Res) Land Size: 629 sqm approx









Price: \$569,500 Method: Sale Date: 17/05/2018

Rooms: -

Property Type: House (Res) **Land Size:** 306 sqm approx







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Agent Comments

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