

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

21 Emma Court, Woori Yallock Vic 3139

Indicative selling price

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

Single price \$735,000

Median sale price

Median price \$675,000

Property Type House

Suburb Woori Yallock

Period - From 01/10/2024

to 31/12/2024

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 Patrick St WOORI YALLOCK 3139	\$735,000	17/12/2024
2	26 Carroll St WOORI YALLOCK 3139	\$725,000	13/08/2024
3			

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:

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Indicative Selling Price
\$735,000

Median House Price
December quarter 2024: \$675,000



4 2 2

Property Type: House
Land Size: 1305 sqm approx
Agent Comments

Comparable Properties



4 Patrick St WOORI YALLOCK 3139 (REI)

Agent Comments

4 2 2

Price: \$735,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 681 sqm approx



26 Carroll St WOORI YALLOCK 3139 (REI/VG)

Agent Comments

3 1 1

Price: \$725,000
Method: Private Sale
Date: 13/08/2024
Property Type: House
Land Size: 618 sqm approx

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 - Barry Plant | P: 03 9735 3300



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