

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

7 Anthony 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 \$390,000

&

\$429,000

#### Median sale price

Median price \$515,000

House

X

Unit

Suburb or locality

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 five kilometres of the property for sale in the last eighteen 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	39 Middleton Dr WOORI YALLOCK 3139	\$440,000	01/08/2017
2	46 Shirley Cr WOORI YALLOCK 3139	\$422,000	01/08/2017
3	25 Michael Ct WOORI YALLOCK 3139	\$400,000	15/08/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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**Indicative Selling Price**

\$390,000 - \$429,000

**Median House Price**

Year ending December 2017: \$515,000



3   1   0

**Rooms:**

**Property Type:** House

**Land Size:** 634 sqm approx

Agent Comments

## Comparable Properties

**39 Middleton Dr WOORI YALLOCK 3139 (VG)**

Agent Comments

2   -   -

**Price:** \$440,000

**Method:** Sale

**Date:** 01/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 631 sqm approx



**46 Shirley Cr WOORI YALLOCK 3139 (VG)**

Agent Comments

3   -   -

**Price:** \$422,000

**Method:** Sale

**Date:** 01/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 591 sqm approx



**25 Michael Ct WOORI YALLOCK 3139 (VG)**

Agent Comments

2   -   -

**Price:** \$400,000

**Method:** Sale

**Date:** 15/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 683 sqm approx