

## 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

18 VIEW STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

Suburb

Woori Yallock

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### 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 6 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 8 MIDDLETON DRIVE WOORI YALLOCK VIC 3139 | \$720,000 | 14-Nov-21 |
| 4 PIERRE STREET WOORI YALLOCK VIC 3139   | \$760,000 | 17-Jan-22 |
| 2 ARCHER PLACE WOORI YALLOCK VIC 3139    | \$781,000 | 15-Nov-21 |

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 6 months.

This Statement of Information was prepared on: 13 May 2022


**8 MIDDLETON DRIVE WOORI  
YALLOCK VIC 3139**
 3  1  1

Sold Price **\$720,000** Sold Date **14-Nov-21**

Distance **1.01km**

**4 PIERRE STREET WOORI  
YALLOCK VIC 3139**
 3  1  -

Sold Price **\$760,000** Sold Date **17-Jan-22**

Distance **0.16km**

**2 ARCHER PLACE WOORI  
YALLOCK VIC 3139**
 4  2  2

Sold Price **\$781,000** Sold Date **15-Nov-21**

Distance **0.37km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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