

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

Troporty officious for t	
Address Including suburb and postcode	

# Indicative selling price

Property offered for sale

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

Range between \$460,000	&	\$500,000
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### Median sale price

Median price	\$575,250	Hou	use X	Unit		Sub	urb Woori Yallock
Period - From	01/10/2017	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	22 Shirley Cr WOORI YALLOCK 3139	\$520,000	20/09/2018
2	22 Lester St WOORI YALLOCK 3139	\$510,000	29/11/2018
3	14 Michael Ct WOORI YALLOCK 3139	\$480,000	05/09/2018

#### 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





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**Indicative Selling Price** \$460,000 - \$500,000 **Median House Price** Year ending September 2018: \$575,250



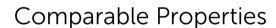




Property Type: House

Land Size: 625.726 sqm approx

**Agent Comments** 





22 Shirley Cr WOORI YALLOCK 3139 (REI)







Price: \$520,000 Method: Private Sale Date: 20/09/2018

Rooms: 4

Property Type: House Land Size: 618 sqm approx

22 Lester St WOORI YALLOCK 3139 (REI)







Price: \$510,000 Method: Private Sale Date: 29/11/2018

Rooms: -

Property Type: House Land Size: 675 sqm approx

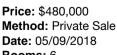
14 Michael Ct WOORI YALLOCK 3139 (REI/VG) Agent Comments

**-**3









Rooms: 6

**Property Type:** House Land Size: 793 sqm approx

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**Agent Comments** 

**Agent Comments**