

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

23 Middleton Drive, Woori Yallock Vic 3139

Indicative selling price

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

Range between

\$460,000

&

\$500,000

Median sale price

Median price

\$575,250

House

X

Unit

Suburb

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.

	Address 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.

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Indicative Selling Price

\$460,000 - \$500,000

Median House Price

Year ending September 2018: \$575,250



Rooms:

Property Type: House

Land Size: 625.726 sqm approx

Agent Comments

Comparable Properties



22 Shirley Cr WOORI YALLOCK 3139 (REI)

Agent Comments



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)

Agent Comments



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



Price: \$480,000

Method: Private Sale

Date: 05/09/2018

Rooms: 6

Property Type: House

Land Size: 793 sqm approx