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 Michael Court, Woori Yallock Vic 3139

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$695,000		&		\$740,000			
Median sale p	rice							
Median price	\$672,500	Pro	Property Type House		se	;e		Woori Yallock
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	14 Alexandra Ct WOORI YALLOCK 3139	\$760,000	18/11/2023
2	12 Barrowby Av WOORI YALLOCK 3139	\$720,000	14/11/2023
3	9 Michael Ct WOORI YALLOCK 3139	\$715,000	13/11/2023

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.

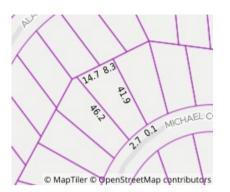
This Statement of Information was prepared on:

14/02/2024 08:58



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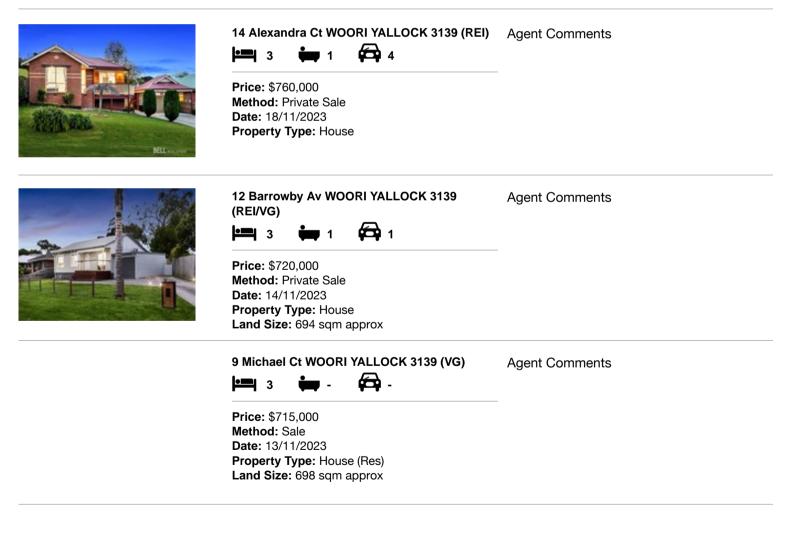




Property Type: House (Res) **Land Size:** 781 sqm approx Agent Comments David Carroll 03 59671 277 0419 539 320 david@bellrealestate.com.au

Indicative Selling Price \$695,000 - \$740,000 Median House Price Year ending December 2023: \$672,500

Comparable Properties



Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



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