

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 consumer.vic.gov.au/underquoting

Range between \$695,000

&

\$740,000

Median sale price

Median price \$672,500

Property Type House

Suburb Woori Yallock

Period - From 01/01/2023

to 31/12/2023

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	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

David Carroll

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0419 539 320

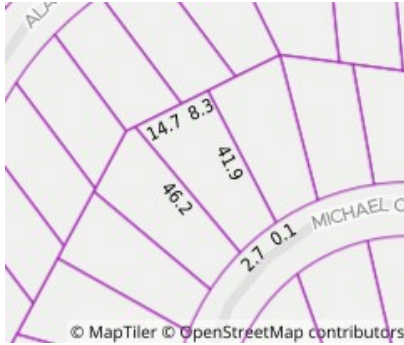
david@bellrealestate.com.au

Indicative Selling Price

\$695,000 - \$740,000

Median House Price

Year ending December 2023: \$672,500



Property Type: House (Res)

Land Size: 781 sqm approx

Agent Comments

Comparable Properties



14 Alexandra Ct WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 18/11/2023

Property Type: House



12 Barrowby Av WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 14/11/2023

Property Type: House

Land Size: 694 sqm approx

9 Michael Ct WOORI YALLOCK 3139 (VG)

Agent Comments



Price: \$715,000

Method: Sale

Date: 13/11/2023

Property Type: House (Res)

Land Size: 698 sqm approx