

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

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		8 Williams Crescent, Woori Yallock Vic 3139								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$500,		000		&	\$550,000					
Median sale price										
Median price	\$575,25	0	Hou	se X	Unit	:		Suburb	Woori Yallock	
Period - From	01/01/2	018	to	31/12/2018		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 Lester St WOORI YALLOCK 3139	\$510,000	29/11/2018
2	22 Shirley Cr WOORI YALLOCK 3139	\$520,000	20/09/2018
3	10 Michael Ct WOORI YALLOCK 3139	\$550,000	30/07/2018

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 \$500,000 - \$550,000 **Median House Price** Year ending December 2018: \$575,250







Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 1402 sqm approx

Agent Comments

Comparable Properties



22 Lester St WOORI YALLOCK 3139 (REI)

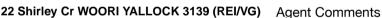




Price: \$510,000 Method: Private Sale Date: 29/11/2018

Rooms: -

Property Type: House Land Size: 675 sqm approx **Agent Comments**









Price: \$520,000 Method: Private Sale Date: 20/09/2018 Rooms: 4

Property Type: House Land Size: 618 sqm approx









Price: \$550,000 Method: Sale Date: 30/07/2018 Rooms: -

Property Type: House (Res) Land Size: 1052 sqm approx **Agent Comments**

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