

## 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](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$550,000

#### Median sale price

Median price

\$575,250

House

X

Unit

Suburb

Woori Yallock

Period - From

01/01/2018

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.

	Address 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.



 5    2    2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1402 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$550,000

**Median House Price**

Year ending December 2018: \$575,250

## Comparable Properties



**22 Lester St WOORI YALLOCK 3139 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$510,000

**Method:** Private Sale

**Date:** 29/11/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 675 sqm approx



**22 Shirley Cr WOORI YALLOCK 3139 (REI/VG)**

**Agent Comments**

 3    1    -

**Price:** \$520,000

**Method:** Private Sale

**Date:** 20/09/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 618 sqm approx

**10 Michael Ct WOORI YALLOCK 3139 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$550,000

**Method:** Sale

**Date:** 30/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1052 sqm approx