

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

1 Middleton Drive, Woori Yallock 3139

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$560,000

&

\$590,000

**Median sale price**

Median price

\$652,000

Property type

House

Suburb

Woori Yallock

Period - From

01/04/2023

to

30/06/2023

Source

REIV

**Comparable property sales**

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) 52 Shirley Crescent, Woori Yallock Vic 3139	\$655,000	20/06/2023
2) 28 Anthony Grove, Woori Yallock Vic 3139	\$610,000	29/03/2023
3) 15 Middleton Drive, Woori Yallock Vic 3139	\$590,000	28/03/2023

This Statement of Information was prepared on: 22/08/2023