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

12 Barrowby Avenue, Woori Yallock Vic 3139

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing			
Range betweer	\$650,000		&		\$700,000				
Median sale price									
Median price	\$641,000	Pro	operty Type	Hous	se		Suburb	Woori Yallock	
Period - From	01/10/2022	to	30/09/2023		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	1556 Warburton Hwy WOORI YALLOCK 3139	\$700,000	11/10/2023
2	25 Middleton Dr WOORI YALLOCK 3139	\$690,000	13/10/2023
3	16 Alan Gr WOORI YALLOCK 3139	\$660,000	16/10/2023

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:

08/11/2023 17:17



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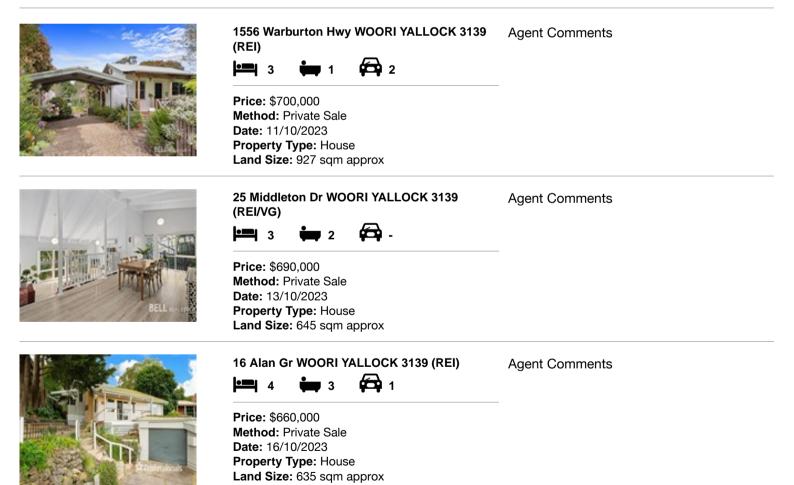




Rooms: 4 Property Type: House (Res) Land Size: 694 sqm approx Agent Comments Ashley Hutson 97353300 0408 335 403 ahutson@barryplant.com.au

Indicative Selling Price \$650,000 - \$700,000 Median House Price Year ending September 2023: \$641,000

Comparable Properties



Account - Barry Plant | P: 03 9735 3300



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