

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 consumer.vic.gov.au/underquoting

Range between \$650,000 & \$700,000

Median sale price

Median price \$641,000 Property Type House Suburb Woori Yallock

Period - From 01/10/2022 to 30/09/2023 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	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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Indicative Selling Price

\$650,000 - \$700,000

Median House Price

Year ending September 2023: \$641,000



 3  1  2

Rooms: 4

Property Type: House (Res)

Land Size: 694 sqm approx

Agent Comments

Comparable Properties



1556 Warburton Hwy WOORI YALLOCK 3139 (REI)

Agent Comments

 3  1  2

Price: \$700,000

Method: Private Sale

Date: 11/10/2023

Property Type: House

Land Size: 927 sqm approx



25 Middleton Dr WOORI YALLOCK 3139 (REI/VG)

Agent Comments

 3  2  -

Price: \$690,000

Method: Private Sale

Date: 13/10/2023

Property Type: House

Land Size: 645 sqm approx



16 Alan Gr WOORI YALLOCK 3139 (REI)

Agent Comments

 4  3  1

Price: \$660,000

Method: Private Sale

Date: 16/10/2023

Property Type: House

Land Size: 635 sqm approx