

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

4 Anthony Grove, Woori Yallock Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$670,000

Median sale price

Median price \$660,000

Property Type House

Suburb Woori Yallock

Period - From 13/08/2023

to

12/08/2024

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	95 Shirley Cr WOORI YALLOCK 3139	\$640,000	27/06/2024
2	4 Lester St WOORI YALLOCK 3139	\$670,000	06/06/2024
3	66 Shirley Cr WOORI YALLOCK 3139	\$670,000	21/04/2024

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:

13/08/2024 12:57

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Indicative Selling Price

\$640,000 - \$670,000

Median House Price

13/08/2023 - 12/08/2024: \$660,000



3 1 0

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



95 Shirley Cr WOORI YALLOCK 3139 (REI)

Agent Comments

3 2 -

Price: \$640,000

Method: Private Sale

Date: 27/06/2024

Property Type: House



4 Lester St WOORI YALLOCK 3139 (REI)

Agent Comments

3 1 3

Price: \$670,000

Method: Private Sale

Date: 06/06/2024

Property Type: House (Res)

Land Size: 959 sqm approx



66 Shirley Cr WOORI YALLOCK 3139 (REI/VG)

Agent Comments

3 1 -

Price: \$670,000

Method: Private Sale

Date: 21/04/2024

Property Type: House

Land Size: 611 sqm approx

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807