## 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

55 Shirley Crescent, Woori Yallock Vic 3139

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$620,000		&		\$680,000				
Median sale p	rice								
Median price	\$695,000	Pro	operty Type	Hou	se		Suburb	Woori Yallock	
Period - From	01/07/2021	to	30/06/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	6 Glenwright Av WOORI YALLOCK 3139	\$700,000	05/06/2022
2	22 Shirley Cr WOORI YALLOCK 3139	\$670,000	26/08/2022
3	50 Shirley Cr WOORI YALLOCK 3139	\$625,000	04/07/2022

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:

05/10/2022 10:35



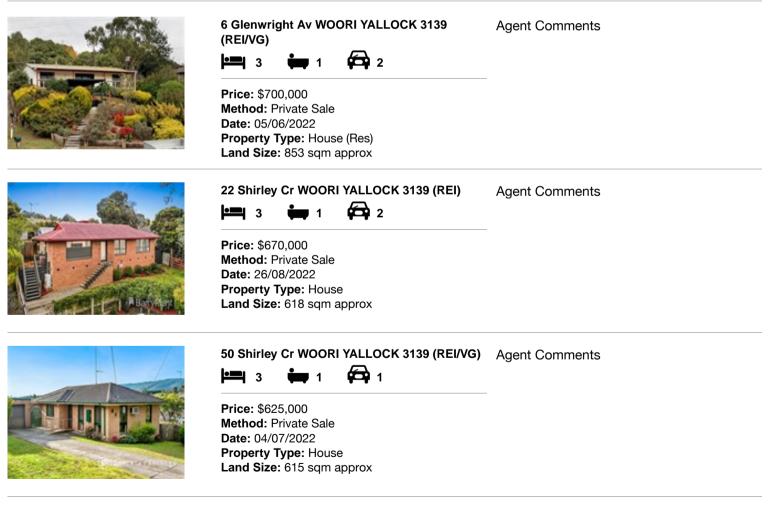






Rooms: 4 Property Type: House (Previously Occupied - Detached) Land Size: 648 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median House Price Year ending June 2022: \$695,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



Propertydata

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