

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 between \$620,000 & \$680,000

Median sale price

Median price \$695,000 Property Type House Suburb Woori Yallock

Period - From 01/07/2021 to 30/06/2022 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	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



6 Glenwright Av WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 05/06/2022

Property Type: House (Res)

Land Size: 853 sqm approx



22 Shirley Cr WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 26/08/2022

Property Type: House

Land Size: 618 sqm approx



50 Shirley Cr WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 04/07/2022

Property Type: House

Land Size: 615 sqm approx