

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2 Symes Road, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$573,000

House

X

Unit

Suburb or locality

Woori Yallock

Period - From 01/01/2018

to

31/12/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	22 Tarhilla Dr LAUNCHING PLACE 3139	\$550,000	29/08/2017
2	2 Fern Ct LAUNCHING PLACE 3139	\$540,000	31/01/2019
3	7 Greenwood Dr LAUNCHING PLACE 3139	\$540,000	11/04/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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Indicative Selling Price

\$500,000 - \$550,000

Median House Price

Year ending December 2018: \$573,000



4 2 0

Rooms:

Property Type: House

Land Size: 750 sqm approx

Agent Comments

Comparable Properties



22 Tarhilla Dr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

4 2 -

Price: \$550,000

Method: Private Sale

Date: 29/08/2017

Rooms: 8

Property Type: House

Land Size: 687 sqm approx



2 Fern Ct LAUNCHING PLACE 3139 (REI)

Agent Comments

3 1 1

Price: \$540,000

Method: Private Sale

Date: 31/01/2019

Rooms: 7

Property Type: House

Land Size: 965.10 sqm approx



7 Greenwood Dr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

4 2 2

Price: \$540,000

Method: Private Sale

Date: 11/04/2018

Rooms: 6

Property Type: House

Land Size: 836 sqm approx