

# Statement of Information

## Single residential property located in the Melbourne metropolitan area



### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 16 Symes Road, Woori Yallock, Vic. 3139

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$457,500 or range between &

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$515,000 \*House ☒ \*Unit ☐ Suburb Woori Yallock  
Period - From 1<sup>st</sup> Dec 2017 to 30<sup>th</sup> Nov 2018 Source CoreLogic

#### Comparable property sales

**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. 26 Pierre Street, Woori Yallock | \$480,000 | 10 <sup>th</sup> Aug 2018  |
| 2. 5 Keelah Street, Woori Yallock  | \$470,000 | 6 <sup>th</sup> Sep 2018   |
| 3. 10 Eileen Grove, Woori Yallock  | \$485,000 | 18 <sup>th</sup> June 2018 |