

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered f	for sale					
Addre Including suburb a postco	and	at armity diseasers, recent random the cross				
Indicative selling	price					
For the meaning of t	his price see	consumer.vic.gov.au	underquoting/			
Range between \$2	470,000	&	\$510,000			
Median sale price	•					
Median price \$55	50,000	House X Ł	Jnit	Suburb Woori Yalloc	k	
Period - From 01/0	04/2017	to 31/03/2018	Source RE	V		

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.

Add	dress of comparable property	Price	Date of sale
1	61 Middleton Dr WOORI YALLOCK 3139	\$490,000	19/01/2018
2	19 Tarhilla Dr LAUNCHING PLACE 3139	\$497,500	25/11/2017
3	20 Anthony Gr WOORI YALLOCK 3139	\$510,000	24/12/2017

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.







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Indicative Selling Price \$470,000 - \$510,000 **Median House Price** Year ending March 2018: \$550,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 684 sqm approx

Agent Comments

Comparable Properties



61 Middleton Dr WOORI YALLOCK 3139

(REI/VG) **1** 3

Price: \$490,000 Method: Private Sale Date: 19/01/2018

Rooms: 4

Property Type: House Land Size: 623 sqm approx **Agent Comments**



19 Tarhilla Dr LAUNCHING PLACE 3139

(REI/VG)

-3



Price: \$497,500 Method: Private Sale Date: 25/11/2017 Rooms: 4

Property Type: House

Land Size: 2750 sqm approx

Agent Comments



20 Anthony Gr WOORI YALLOCK 3139 (VG)



Price: \$510.000 Method: Sale Date: 24/12/2017 Rooms: -

Property Type: House (Res) Land Size: 644 sqm approx

Agent Comments

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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