

# 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 Burr Road, Woori Yallock Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,375,000

### Median sale price

Median price

\$679,000

Property Type

House

Suburb

Woori Yallock

Period - From

01/01/2024

to

31/03/2024

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	36 Elvian Rd WOORI YALLOCK 3139	\$1,530,000	15/02/2024
2	320 Eacotts Rd HODDLES CREEK 3139	\$1,350,000	12/01/2024
3	33 Tarrango Rd YARRA JUNCTION 3797	\$1,220,000	23/03/2024

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:

23/04/2024 10:28



 6  3  5

**Property Type:** House

**Land Size:** 11654.9568 sqm  
approx

[Agent Comments](#)

## Comparable Properties



**36 Elvian Rd WOORI YALLOCK 3139 (REI)**

[Agent Comments](#)

 5  2  12

**Price:** \$1,530,000

**Method:** Private Sale

**Date:** 15/02/2024

**Property Type:** House (Res)

**Land Size:** 42624 sqm approx



**320 Eacotts Rd HODDLES CREEK 3139 (REI)**

[Agent Comments](#)

 6  3  -

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 12/01/2024

**Property Type:** House

**Land Size:** 87660 sqm approx



**33 Tarrango Rd YARRA JUNCTION 3797 (REI)**

[Agent Comments](#)

 4  2  5

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 23/03/2024

**Property Type:** House

**Land Size:** 10521.84 sqm approx