

# 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

6 Alexandra Court, 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)

Range between

\$580,000

&

\$620,000

### Median sale price

Median price

\$525,000

Property Type

House

Suburb

Woori Yallock

Period - From

01/10/2018

to

30/09/2019

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 18 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	1434 Healesville Koo Wee Rup Rd WOORI YALLOCK 3139	\$630,000	13/05/2019
2	4 Archer PI WOORI YALLOCK 3139	\$615,000	08/10/2019
3	3 Archer PI WOORI YALLOCK 3139	\$590,000	15/10/2019

**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 18 months.~~

This Statement of Information was prepared on:

29/10/2019 13:38

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**Indicative Selling Price**

\$580,000 - \$620,000

**Median House Price**

Year ending September 2019: \$525,000



3 2 2

**Property Type:** House

**Land Size:** 851 sqm approx

**Agent Comments**

## Comparable Properties



**1434 Healesville Koo Wee Rup Rd WOORI YALLOCK 3139 (REI)**

**Agent Comments**

3 2 4

**Price:** \$630,000

**Method:** Private Sale

**Date:** 13/05/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 1281 sqm approx



**4 Archer PI WOORI YALLOCK 3139 (REI)**

**Agent Comments**

3 2 2

**Price:** \$615,000

**Method:** Private Sale

**Date:** 08/10/2019

**Rooms:** 7

**Property Type:** House



**3 Archer PI WOORI YALLOCK 3139 (REI)**

**Agent Comments**

3 2 2

**Price:** \$590,000

**Method:** Private Sale

**Date:** 15/10/2019

**Property Type:** House

**Land Size:** 504 sqm approx