## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	6 Alexandra Court, Woori Yallock Vic 3139
Including suburb or	
locality and postcode	

### Indicative selling price

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

### Median sale price

Median price	\$525,000	Pro	perty 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

Add	dress 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 comparableproperties 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





Property Type: House Land Size: 851 sqm approx **Agent Comments** 

# Comparable Properties



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

Price: \$630,000 Method: Private Sale Date: 13/05/2019 Rooms: 8

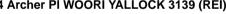
Property Type: House Land Size: 1281 sqm approx

4 Archer PI WOORI YALLOCK 3139 (REI)

Price: \$615,000 Method: Private Sale Date: 08/10/2019

Property Type: House

**Agent Comments** 







Rooms: 7

**Agent Comments** 



3 Archer PI WOORI YALLOCK 3139 (REI)





Price: \$590,000 Method: Private Sale Date: 15/10/2019 Property Type: House Land Size: 504 sqm approx Agent Comments

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



