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

33 Middleton Drive, Woori Yallock Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$560,000		&		\$600,000					
Median sale p	rice									
Median price	\$672,500	Pro	operty Type	Hou	se		Suburb	Woori Yallock		
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	25 Michael Ct WOORI YALLOCK 3139	\$600,000	04/09/2023
2	1 Middleton Dr WOORI YALLOCK 3139	\$591,000	22/09/2023
3	48 Eileen Gr WOORI YALLOCK 3139	\$590,000	20/09/2023

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:

12/02/2024 15:28







Property Type: House **Land Size:** 759 sqm approx Agent Comments Indicative Selling Price \$560,000 - \$600,000 Median House Price Year ending December 2023: \$672,500

Comparable Properties



25 Michael Ct WOORI YALLOCK 3139 (REI/VG) Agent Comments



Price: \$600,000 Method: Private Sale Date: 04/09/2023 Property Type: House Land Size: 684 sqm approx



1 Middleton Dr WOORI YALLOCK 3139 (REI/VG) Agent Comments



Price: \$591,000 Method: Private Sale Date: 22/09/2023 Property Type: House Land Size: 674 sqm approx

48 Eileen Gr WOORI YALLOCK 3139 (VG)

1 3 **1** - **1**

Agent Comments

Price: \$590,000 Method: Sale Date: 20/09/2023 Property Type: House (Res) Land Size: 801 sqm approx

Account - Woodards | P: 0390563899



propertydata

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