## 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

12 Glenwright Avenue, Woori Yallock Vic 3139

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$595,000		&		\$650,000				
Median sale price									
Median price	\$690,000	Pro	Property Type		House		Suburb	Woori Yallock	
Period - From	01/07/2022	to	30/09/2022		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 sixmonths 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	19 Middleton Dr WOORI YALLOCK 3139	\$645,000	27/07/2022
2	44 Middleton Dr WOORI YALLOCK 3139	\$605,000	20/05/2022
3			

OR

**B**<sup>\*</sup> 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:

03/11/2022 10:39









**Property Type:** House (Previously Occupied - Detached) **Land Size:** 649 sqm approx Agent Comments Indicative Selling Price \$595,000 - \$650,000 Median House Price September quarter 2022: \$690,000

# **Comparable Properties**

19 Middleton Dr WOORI YALLOCK 3139 (REI/VG) Price: \$645,000 Method: Private Sale Date: 27/07/2022 Property Type: House Land Size: 606 sqm approx	Agent Comments
44 Middleton Dr WOORI YALLOCK 3139 (REI/VG) → 3 → 1 → - Price: \$605,000 Method: Private Sale Date: 20/05/2022 Property Type: House Land Size: 619 sqm approx	Agent Comments

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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