

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 between \$595,000 & \$650,000

Median sale price

Median price \$690,000

Property Type House

Suburb Woori Yallock

Period - From 01/07/2022

to 30/09/2022

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	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* 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)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 27/07/2022
Property Type: House
Land Size: 606 sqm approx



44 Middleton Dr WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 20/05/2022
Property Type: House
Land Size: 619 sqm approx

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.