

# 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

22 Alan Grove, 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 & \$630,000

### Median sale price

Median price \$580,000

Property Type House

Suburb Woori Yallock

Period - From 01/01/2020

to 31/03/2020

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	20 Alan Gr WOORI YALLOCK 3139	\$660,000	26/02/2020
2	32 Barrowby Av WOORI YALLOCK 3139	\$620,000	04/03/2020
3	1450 Healesville Koo Wee Rup Rd WOORI YALLOCK 3139	\$620,000	05/05/2020

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:

26/06/2020 10:35

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**Indicative Selling Price**

\$580,000 - \$630,000

**Median House Price**

March quarter 2020: \$580,000



**Property Type:** House

**Land Size:** 1837 sqm approx

Agent Comments

## Comparable Properties



**20 Alan Gr WOORI YALLOCK 3139 (REI/VG)**

Agent Comments



**Price:** \$660,000

**Method:** Private Sale

**Date:** 26/02/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 2500 sqm approx

**32 Barrowby Av WOORI YALLOCK 3139 (VG)**

Agent Comments



**Price:** \$620,000

**Method:** Sale

**Date:** 04/03/2020

**Property Type:** House (Res)



**1450 Healesville Koo Wee Rup Rd WOORI YALLOCK 3139 (REI)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 05/05/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 2526 sqm approx