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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$580,000		&		\$630,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Hou	se		Suburb	Woori Yallock
Period - From	01/01/2020	to	31/03/2020		So	ource	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.

Ade	dress 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









Property Type: House Land Size: 1837 sqm approx Agent Comments David Carroll 03 5964 2277 0419 539 320 david@bellrealestate.com.au

Indicative Selling Price \$580,000 - \$630,000 Median House Price March quarter 2020: \$580,000

Comparable Properties



20 Alan Gr WOORI YALLOCK 3139 (REI/VG)



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

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

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



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.