

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

16 Shirley Crescent, Woori Yallock Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$645,000

Median sale price

Median price \$590,000

Property Type House

Suburb Woori Yallock

Period - From 01/10/2019

to 31/12/2019

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	4 Archer PI WOORI YALLOCK 3139	\$615,000	08/10/2019
2	6 Alexandra Ct WOORI YALLOCK 3139	\$610,000	12/11/2019
3	3 Archer PI WOORI YALLOCK 3139	\$590,000	15/10/2019

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:

21/01/2020 11:51



 4  2  1

Property Type: House (Previously Occupied - Detached)
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$645,000
Median House Price
December quarter 2019: \$590,000

Comparable Properties



4 Archer PI WOORI YALLOCK 3139 (REI/VG)

Agent Comments

 3  2  2

Price: \$615,000
Method: Private Sale
Date: 08/10/2019
Rooms: 7
Property Type: House



6 Alexandra Ct WOORI YALLOCK 3139 (REI)

Agent Comments

 3  2  2

Price: \$610,000
Method: Private Sale
Date: 12/11/2019
Rooms: 7
Property Type: House
Land Size: 850 sqm approx



3 Archer PI WOORI YALLOCK 3139 (REI/VG)

Agent Comments

 3  2  2

Price: \$590,000
Method: Private Sale
Date: 15/10/2019
Property Type: House
Land Size: 504 sqm approx