Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 90 Elvian Road, Woori Yallock Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$2,200,000								
Median sale p	rice								
Median price	\$652,000	Pro	operty Type	Ηοι	ISE		Suburb	Woori Yallock	
Period - From	01/07/2022	to	30/06/2023		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 sixmonths 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		
2		
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:

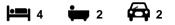
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Property Type: Rural Residential **Land Size:** 186155.56 sqm approx Agent Comments

Indicative Selling Price \$2,200,000 Median House Price Year ending June 2023: \$652,000

Comparable Properties

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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