

# 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 View Street, Woori Yallock Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$670,000 & \$710,000

### Median sale price

Median price

\$665,000

Property Type

House

Suburb

Woori Yallock

Period - From

30/08/2023

to

29/08/2024

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	73 Middleton Dr WOORI YALLOCK 3139	\$707,000	05/07/2024
2	5 Michael Ct WOORI YALLOCK 3139	\$687,000	03/07/2024
3	2 Middleton Dr WOORI YALLOCK 3139	\$686,000	19/05/2024

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:

30/08/2024 16:13

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**Indicative Selling Price**

\$670,000 - \$710,000

**Median House Price**

30/08/2023 - 29/08/2024: \$665,000

**Property Type:** House (Res)**Land Size:** 694 sqm approx

Agent Comments

## Comparable Properties

**73 Middleton Dr WOORI YALLOCK 3139 (REI/VG)**

Agent Comments

**Price:** \$707,000**Method:** Private Sale**Date:** 05/07/2024**Property Type:** House**Land Size:** 802 sqm approx**5 Michael Ct WOORI YALLOCK 3139 (REI/VG)**

Agent Comments

**Price:** \$687,000**Method:** Private Sale**Date:** 03/07/2024**Property Type:** House**Land Size:** 589 sqm approx**2 Middleton Dr WOORI YALLOCK 3139 (REI/VG)**

Agent Comments

**Price:** \$686,000**Method:** Private Sale**Date:** 19/05/2024**Property Type:** House (Res)**Land Size:** 744 sqm approx