

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

18 Eileen Grove, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$659,000

Property Type House

Suburb Woori Yallock

Period - From 24/07/2023

to

23/07/2024

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	20 View St WOORI YALLOCK 3139	\$645,000	19/06/2024
2	21 Middleton Dr WOORI YALLOCK 3139	\$640,000	22/05/2024
3	18 Carroll St WOORI YALLOCK 3139	\$625,000	15/04/2024

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:

24/07/2024 20:47

18 Eileen Grove, Woori Yallock Vic 3139



Leah Bannerman
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Indicative Selling Price

\$600,000 - \$660,000

Median House Price

24/07/2023 - 23/07/2024: \$659,000



Property Type: House (Previously Occupied - Detached)

Land Size: 607 sqm approx

Agent Comments

Comparable Properties



20 View St WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 19/06/2024

Property Type: House

Land Size: 615 sqm approx



21 Middleton Dr WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 22/05/2024

Property Type: House

Land Size: 671 sqm approx



18 Carroll St WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 15/04/2024

Property Type: House

Land Size: 613 sqm approx

Account - Barry Plant | P: 03 9735 3300



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