

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

40 Glenwright Avenue, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$500,000 & \$540,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Woori Yallock

Period - From

01/01/2020

to

31/03/2020

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	11 Michael Ct WOORI YALLOCK 3139	\$510,000	06/01/2020
2	9 Carroll St WOORI YALLOCK 3139	\$508,000	24/02/2020
3	28 Tarhilla Dr LAUNCHING PLACE 3139	\$505,000	03/11/2019

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:

27/04/2020 15:48



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Property Type: House
Land Size: 610 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$540,000
Median House Price
March quarter 2020: \$580,000

Comparable Properties



11 Michael Ct WOORI YALLOCK 3139 (REI/VG) **Agent Comments**

 3  2  2

Price: \$510,000
Method: Private Sale
Date: 06/01/2020
Property Type: House
Land Size: 911 sqm approx



9 Carroll St WOORI YALLOCK 3139 (VG)

Agent Comments

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Price: \$508,000
Method: Sale
Date: 24/02/2020
Property Type: House (Res)
Land Size: 625 sqm approx



28 Tarhilla Dr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

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Price: \$505,000
Method: Private Sale
Date: 03/11/2019
Rooms: 7
Property Type: House
Land Size: 657 sqm approx