

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 611 sqm approx

Agent Comments

Indicative Selling Price

\$470 - \$510

Median House Price

Year ending June 2017: \$477,500

Comparable Properties

**8 Henry St WOORI YALLOCK 3139 (REI/VG)**

Agent Comments

**Price:** \$525,500**Method:** Private Sale**Date:** 24/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1365 sqm approx**73 Middleton Dr WOORI YALLOCK 3139 (VG)**

Agent Comments

**Price:** \$495,000**Method:** Sale**Date:** 01/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 804 sqm approx**4 Keelah St WOORI YALLOCK 3139 (REI/VG)**

Agent Comments

**Price:** \$450,000**Method:** Private Sale**Date:** 27/03/2017**Rooms:** 7**Property Type:** House**Land Size:** 662 sqm approx

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

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
 Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
8 Henry St WOORI YALLOCK 3139	\$525,500	24/03/2017
73 Middleton Dr WOORI YALLOCK 3139	\$495,000	01/03/2017
4 Keelah St WOORI YALLOCK 3139	\$450,000	27/03/2017