

**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

12 Barbara Grove, Woori Yallock Vic 3139

Indicative selling price

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

Range between

\$470

&

\$510

Median sale price

Median price

\$477,500

House

X

Suburb

Woori Yallock

Period - From

01/07/2016

to

30/06/2017

Source

REIV

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