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Indicative Selling Price

\$500,000 - \$550,000

Median House Price

Year ending March 2017: \$460,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



15 Allsops Rd LAUNCHING PLACE 3139 (REI) **Agent Comments**



Price: \$540,000

Method: Private Sale

Date: 10/01/2017

Rooms: 5

Property Type: House

Land Size: 2300 sqm



2 Hilltop Rise LAUNCHING PLACE 3139 (REI) **Agent Comments**



Price: \$530,000

Method: Private Sale

Date: 26/04/2017

Rooms: 7

Property Type: House

Land Size: 1780 sqm



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

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

24 Williams Crescent, Woori Yallock Vic 3139

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$460,000

House

X

Suburb

Woori Yallock

Period - From

01/04/2016

to

31/03/2017

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 |
|-------------------------------------|-----------|--------------|
| 15 Allsops Rd LAUNCHING PLACE 3139 | \$540,000 | 10/01/2017 |
| 2 Hilltop Rise LAUNCHING PLACE 3139 | \$530,000 | 26/04/2017 |
| 8 Henry St WOORI YALLOCK 3139 | \$525,500 | 24/03/2017 |