

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 25 Lusatia Park Road, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$515,750 House X Unit Suburb Woori Yallock

Period - From 01/10/2016 to 30/09/2017 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	46 Lusatia Park Rd WOORI YALLOCK 3139	\$560,000	15/07/2017
2	32 Dean Cr LAUNCHING PLACE 3139	\$500,000	02/08/2017
3	21 Carter St LAUNCHING PLACE 3139	\$490,000	24/10/2017

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.



3 1 2

Rooms:

Property Type: House

Land Size: 14800 sqm approx

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median House Price

Year ending September 2017: \$515,750

Comparable Properties



46 Lusatia Park Rd WOORI YALLOCK 3139 (REI/VG)

Agent Comments

3 1 5

Price: \$560,000

Method: Private Sale

Date: 15/07/2017

Rooms: 4

Property Type: House

Land Size: 2467 sqm approx



32 Dean Cr LAUNCHING PLACE 3139 (REI/VG) Agent Comments

3 1 1

Price: \$500,000

Method: Private Sale

Date: 02/08/2017

Rooms: 6

Property Type: House

Land Size: 835 sqm approx



21 Carter St LAUNCHING PLACE 3139 (REI)

Agent Comments

4 1 -

Price: \$490,000

Method: Private Sale

Date: 24/10/2017

Rooms: 8

Property Type: House

Land Size: 2021 sqm approx