

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

21 Emma Court, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$706,000 Property Type House Suburb Woori Yallock

Period - From 01/07/2024 to 30/09/2024 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	4 Patrick St WOORI YALLOCK 3139	\$735,000	17/12/2024
2	23 View St WOORI YALLOCK 3139	\$755,000	10/10/2024
3	2 Eileen Gr WOORI YALLOCK 3139	\$722,200	22/08/2024

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:

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Indicative Selling Price

\$690,000 - \$750,000

Median House Price

September quarter 2024: \$706,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 1302 sqm approx

Agent Comments

Comparable Properties



4 Patrick St WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 17/12/2024

Property Type: House

Land Size: 681 sqm approx



23 View St WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 10/10/2024

Property Type: House

Land Size: 691 sqm approx



2 Eileen Gr WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$722,200

Method: Private Sale

Date: 22/08/2024

Property Type: House

Land Size: 698 sqm approx

Account - Barry Plant | P: 03 9735 3300



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