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

28 Anthony Grove, Woori Yallock Vic 3139

Indicative selling price

| For the meaning | of this price see | con | sumer.vic.go | ov.au/ | /underquot | ting | | |
|-----------------|-------------------|-----|--------------|--------|------------|------|--------|---------------|
| Range betweer | \$610,000 | | & | | \$640,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$657,000 | Pro | operty Type | Hou | se | | Suburb | Woori Yallock |
| Period - From | 01/01/2022 | to | 31/12/2022 | | So | urce | 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 sixmonths 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 | | |
| 2 | | |
| 3 | | |

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:

27/02/2023 12:58









Property Type: House Land Size: 640 sqm approx Agent Comments Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$610,000 - \$640,000 Median House Price Year ending December 2022: \$657,000

Comparable Properties

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





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