

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

16 Alan Grove, Woori Yallock Vic 3139

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000

&

\$510,000

Median sale price

Median price \$520,000

House

X

Unit

Suburb

Woori Yallock

Period - From 01/07/2018

to

30/06/2019

Source REIV

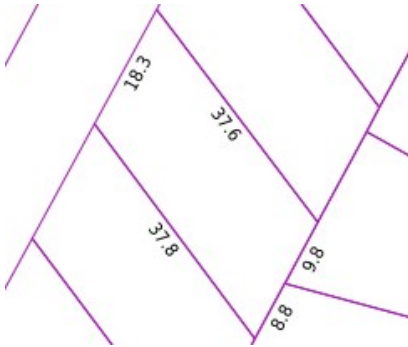
Comparable property sales (*Delete A or B below as applicable)

- 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	34 Cynthia Gr WOORI YALLOCK 3139	\$510,000	17/05/2019
2	2 Symes Rd WOORI YALLOCK 3139	\$505,000	22/03/2019
3	20 Symes Rd WOORI YALLOCK 3139	\$475,600	19/03/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 634 sqm approx

Agent Comments

Comparable Properties



34 Cynthia Gr WOORI YALLOCK 3139 (REI/VG) Agent Comments



Price: \$510,000

Method: Private Sale

Date: 17/05/2019

Rooms: -

Property Type: House

Land Size: 648 sqm approx



2 Symes Rd WOORI YALLOCK 3139 (REI/VG) Agent Comments



Price: \$505,000

Method: Private Sale

Date: 22/03/2019

Rooms: 6

Property Type: House

Land Size: 603 sqm approx



20 Symes Rd WOORI YALLOCK 3139 (REI/VG) Agent Comments



Price: \$475,600

Method: Private Sale

Date: 19/03/2019

Rooms: -

Property Type: House

Land Size: 617 sqm approx