

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

5 WOORI COURT WOORI YALLOCK VIC 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Woori Yallock

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 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

8 SELBY ROAD WOORI YALLOCK VIC 3139	\$570,000	24-Sep-22
25 SALLY COURT WOORI YALLOCK VIC 3139	\$590,000	15-Jul-22
44 MIDDLETON DRIVE WOORI YALLOCK VIC 3139	\$605,000	07-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 13 October 2022


**8 SELBY ROAD WOORI YALLOCK
VIC 3139**
 3  1  1

Sold Price

^{RS} **\$570,000** Sold Date **24-Sep-22**

Distance **0.34km**

**25 SALLY COURT WOORI
YALLOCK VIC 3139**
 2  1  -

Sold Price

\$590,000 Sold Date **15-Jul-22**

Distance **0.69km**

**44 MIDDLETON DRIVE WOORI
YALLOCK VIC 3139**
 3  1  -

Sold Price

\$605,000 Sold Date **07-Jun-22**

Distance **0.74km**
RS = Recent sale

UN = Undisclosed Sale

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