

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

57 Middleton Drive, Woori Yallock Vic 3139

Indicative selling price

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

Range between

\$470,000

&

\$510,000

Median sale price

Median price

\$477,500

House

X

Unit

Suburb or locality

Woori Yallock

Period - From

01/07/2016

to

30/06/2017

Source

REIV

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

- A*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 | 10 Gardenhill Rd LAUNCHING PLACE 3139 | \$500,000 | 01/05/2017 |
| 2 | 73 Middleton Dr WOORI YALLOCK 3139 | \$495,000 | 01/03/2017 |
| 3 | 5 Wellman St LAUNCHING PLACE 3139 | \$480,000 | 27/05/2017 |

OR

- B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~



 3  2  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 616 sqm approx

Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median House Price

Year ending June 2017: \$477,500

Comparable Properties



10 Gardenhill Rd LAUNCHING PLACE 3139 (REI)

Agent Comments

 3  1  3

Price: \$500,000

Method: Private Sale

Date: 01/05/2017

Rooms: 4

Property Type: House

Land Size: 1034 sqm approx

73 Middleton Dr WOORI YALLOCK 3139 (VG)

Agent Comments

 3  -  -

Price: \$495,000

Method: Sale

Date: 01/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 804 sqm approx



5 Wellman St LAUNCHING PLACE 3139 (REI)

Agent Comments

 3  1  1

Price: \$480,000

Method: Private Sale

Date: 27/05/2017

Rooms: 1

Property Type: House

Land Size: 2200 sqm approx