

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

50 Glenwright Avenue, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price

\$525,000

Property Type

House

Suburb

Woori Yallock

Period - From

12/03/2019

to

11/03/2020

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	28 Tarhilla Dr LAUNCHING PLACE 3139	\$505,000	03/11/2019
2	11 Michael Ct WOORI YALLOCK 3139	\$510,000	06/01/2020
3	57 Shirley Cr WOORI YALLOCK 3139	\$520,000	16/10/2019

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.~~

This Statement of Information was prepared on:

12/03/2020 10:54



 3  1  2

Property Type: House

Land Size: 612m2 sqm approx

Agent Comments

Comparable Properties



28 Tarhilla Dr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

 3  1  -

Price: \$505,000

Method: Private Sale

Date: 03/11/2019

Rooms: 7

Property Type: House

Land Size: 657 sqm approx



11 Michael Ct WOORI YALLOCK 3139 (REI)

Agent Comments

 3  2  2

Price: \$510,000

Method: Private Sale

Date: 06/01/2020

Property Type: House

Land Size: 911 sqm approx



57 Shirley Cr WOORI YALLOCK 3139 (VG)

Agent Comments

 4  -  -

Price: \$520,000

Method: Sale

Date: 16/10/2019

Property Type: House (Res)

Land Size: 689 sqm approx