

## 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 22 Shirley Crescent, Woori Yallock Vic 3139

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000 & \$535,000

#### Median sale price

Median price \$560,000 House X Unit Suburb Woori Yallock

Period - From 01/07/2017 to 30/06/2018 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	19 Michael Ct WOORI YALLOCK 3139	\$500,000	19/03/2018
2	24 Cynthia Gr WOORI YALLOCK 3139	\$500,000	21/06/2018
3	2 Braeside Dr LAUNCHING PLACE 3139	\$531,000	14/07/2018

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.

 3    1    0

**Rooms:**

**Property Type:** House

**Land Size:** 618 sqm approx

Agent Comments

## Comparable Properties

**19 Michael Ct WOORI YALLOCK 3139 (VG)**

Agent Comments

 2    -    -

**Price:** \$500,000

**Method:** Sale

**Date:** 19/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 993 sqm approx



**24 Cynthia Gr WOORI YALLOCK 3139 (VG)**

Agent Comments

 3    -    -

**Price:** \$500,000

**Method:** Sale

**Date:** 21/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 645 sqm approx



**2 Braeside Dr LAUNCHING PLACE 3139 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$531,000

**Method:** Private Sale

**Date:** 14/07/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 1543 sqm approx