

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 66 Shirley Crescent, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$530,000 & \$570,000

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	79 Eileen Gr WOORI YALLOCK 3139	\$569,500	17/05/2018
2	6 Archer Pl WOORI YALLOCK 3139	\$550,000	07/06/2018
3	42 Glenwright Av WOORI YALLOCK 3139	\$520,000	19/02/2018

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.

David Carroll

03 5964 2277

0419 539 320

david@bellrealestate.com.au

Indicative Selling Price

\$530,000 - \$570,000

Median House Price

Year ending June 2018: \$560,000



3 1 0

Rooms:

Property Type: House

Land Size: 611 sqm approx

Agent Comments

Comparable Properties



79 Eileen Gr WOORI YALLOCK 3139 (VG)

Agent Comments

3 - -

Price: \$569,500

Method: Sale

Date: 17/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 306 sqm approx



6 Archer Pl WOORI YALLOCK 3139 (REI)

Agent Comments

3 2 2

Price: \$550,000

Method: Private Sale

Date: 07/06/2018

Rooms: 6

Property Type: House

Land Size: 559 sqm approx

42 Glenwright Av WOORI YALLOCK 3139 (VG) Agent Comments

3 - -

Price: \$520,000

Method: Sale

Date: 19/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 612 sqm approx