

## 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

2 Middleton Drive, 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

\$500,000

&

\$550,000

#### Median sale price

Median price

\$515,750

House

X

Unit

Suburb or locality

Woori Yallock

Period - From

01/10/2016

to

30/09/2017

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	57 Middleton Dr WOORI YALLOCK 3139	\$505,000	06/09/2017
2	26 Middleton Dr WOORI YALLOCK 3139	\$502,000	12/06/2017
3	73 Middleton Dr WOORI YALLOCK 3139	\$495,000	01/03/2017

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.



**Rooms:**  
**Property Type:** Clinic - Health  
Clinic  
**Land Size:** 744 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median House Price**  
Year ending September 2017: \$515,750

## Comparable Properties



**57 Middleton Dr WOORI YALLOCK 3139 (REI/VG)**

**Agent Comments**



**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 06/09/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 616 sqm approx

**26 Middleton Dr WOORI YALLOCK 3139 (VG)**

**Agent Comments**



**Price:** \$502,000  
**Method:** Sale  
**Date:** 12/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 703 sqm approx

**73 Middleton Dr WOORI YALLOCK 3139 (VG)**

**Agent Comments**



**Price:** \$495,000  
**Method:** Sale  
**Date:** 01/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 804 sqm approx