

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
--	-----	-------	---------	---------	---

Address Including suburb or locality andpostcode	2 Middleton Drive, Woori Yallock Vic 3139					
dicative selling price						

In

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

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

Median sale price

Median price	\$515,750	Hou	ise X	Unit		Suburb or locality	Woori Yallock
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

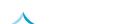
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.





Generated: 16/01/2018 09:43











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)







Price: \$505,000 **Method:** Private Sale **Date:** 06/09/2017

Rooms: 4

Property Type: House Land Size: 616 sqm approx Agent Comments

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)

6.

Price: \$495,000 Method: Sale

Date: 01/03/2017

Rooms: -

--3

Property Type: House (Res) **Land Size:** 804 sqm approx

Agent Comments

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807





Generated: 16/01/2018 09:43