Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	e
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Address	48 Carroll Street, Woori Yallock Vic 3139
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,000	&	\$660,000
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Median sale price

Median price	\$652,000	Pro	perty Type	House		Suburb	Woori Yallock
Period - From	01/07/2022	to	30/06/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	42 Middleton Dr WOORI YALLOCK 3139	\$655,000	01/07/2023
2	52 Shirley Cr WOORI YALLOCK 3139	\$655,000	20/06/2023
3	13 Glenwright Av WOORI YALLOCK 3139	\$630,000	04/08/2023

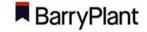
OR

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:	24/08/2023 09:45



Date of sale







Property Type: House Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median House Price Year ending June 2023: \$652,000

Comparable Properties



42 Middleton Dr WOORI YALLOCK 3139

(REI/VG)

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Price: \$655,000 Method: Private Sale Date: 01/07/2023 Property Type: House Land Size: 620 sqm approx **Agent Comments**



52 Shirley Cr WOORI YALLOCK 3139 (REI)

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Agent Comments

Price: \$655,000 Method: Private Sale Date: 20/06/2023 Property Type: House Land Size: 625 sqm approx



13 Glenwright Av WOORI YALLOCK 3139 (REI) Agent Comments

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Price: \$630,000 Method: Private Sale Date: 04/08/2023 Property Type: House Land Size: 590 sqm approx

Account - Barry Plant | P: 03 9735 3300



