

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

27 Middleton Drive, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$660,000 & \$710,000

Median sale price

Median price \$665,000 Property Type House Suburb Woori Yallock

Period - From 28/08/2023 to 27/08/2024 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	73 Middleton Dr WOORI YALLOCK 3139	\$707,000	05/07/2024
2	5 Michael Ct WOORI YALLOCK 3139	\$687,000	03/07/2024
3	10 Eileen Gr WOORI YALLOCK 3139	\$673,000	12/03/2024

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:

28/08/2024 09:50

27 Middleton Drive, Woori Yallock Vic 3139



Leah Bannerman
9735 3300

0448 924 266

lbannerman@barryplant.com.au

Indicative Selling Price

\$660,000 - \$710,000

Median House Price

28/08/2023 - 27/08/2024: \$665,000



3 2 0

Property Type: House

Land Size: 635 sqm approx

Agent Comments

Comparable Properties



73 Middleton Dr WOORI YALLOCK 3139 (REI/VG)

Agent Comments

3 2 2

Price: \$707,000

Method: Private Sale

Date: 05/07/2024

Property Type: House

Land Size: 802 sqm approx



5 Michael Ct WOORI YALLOCK 3139 (REI/VG)

Agent Comments

3 1 1

Price: \$687,000

Method: Private Sale

Date: 03/07/2024

Property Type: House

Land Size: 589 sqm approx



10 Eileen Gr WOORI YALLOCK 3139 (REI/VG)

Agent Comments

3 1 2

Price: \$673,000

Method: Private Sale

Date: 12/03/2024

Property Type: House

Land Size: 620 sqm approx

Account - Barry Plant | P: 03 9735 3300



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.