

# 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

4 Williams Crescent, Woori Yallock Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$595,000 & \$650,000

### Median sale price

Median price \$660,000

Property Type House

Suburb Woori Yallock

Period - From 27/01/2023

to 26/01/2024

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	29 Allsops Rd LAUNCHING PLACE 3139	\$650,000	21/12/2023
2	13 Glenwright Av WOORI YALLOCK 3139	\$630,000	04/08/2023
3	1 Middleton Dr WOORI YALLOCK 3139	\$591,000	22/09/2023

**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:

27/01/2024 08:56

David Carroll

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**Indicative Selling Price**

\$595,000 - \$650,000

**Median House Price**

27/01/2023 - 26/01/2024: \$660,000



3 2 0

**Property Type:** House

Agent Comments

## Comparable Properties



**29 Allsops Rd LAUNCHING PLACE 3139 (REI)** Agent Comments

3 1 -

**Price:** \$650,000

**Method:** Private Sale

**Date:** 21/12/2023

**Property Type:** House

**Land Size:** 1055 sqm approx



**13 Glenwright Av WOORI YALLOCK 3139 (REI/VG)** Agent Comments

3 1 2

**Price:** \$630,000

**Method:** Private Sale

**Date:** 04/08/2023

**Property Type:** House

**Land Size:** 590 sqm approx



**1 Middleton Dr WOORI YALLOCK 3139 (REI/VG)** Agent Comments

3 1 -

**Price:** \$591,000

**Method:** Private Sale

**Date:** 22/09/2023

**Property Type:** House

**Land Size:** 674 sqm approx

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