

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

12 Lester Street, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$640,000 & \$670,000

Median sale price

Median price

\$665,000

Property Type

House

Suburb

Woori Yallock

Period - From

30/08/2023

to

29/08/2024

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	18 Eileen Gr WOORI YALLOCK 3139	\$660,000	04/08/2024
2	20 View St WOORI YALLOCK 3139	\$645,000	19/06/2024
3	4 Lester St WOORI YALLOCK 3139	\$670,000	06/06/2024

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:

30/08/2024 16:09

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Indicative Selling Price

\$640,000 - \$670,000

Median House Price

30/08/2023 - 29/08/2024: \$665,000



3 1 1

Rooms: 7

Property Type: House (Res)

Land Size: 699 sqm approx

Agent Comments

Comparable Properties



18 Eileen Gr WOORI YALLOCK 3139 (REI)

Agent Comments

3 1 3

Price: \$660,000

Method: Private Sale

Date: 04/08/2024

Property Type: House

Land Size: 606 sqm approx



20 View St WOORI YALLOCK 3139 (REI)

Agent Comments

3 1 2

Price: \$645,000

Method: Private Sale

Date: 19/06/2024

Property Type: House

Land Size: 615 sqm approx



4 Lester St WOORI YALLOCK 3139 (REI)

Agent Comments

3 1 3

Price: \$670,000

Method: Private Sale

Date: 06/06/2024

Property Type: House (Res)

Land Size: 959 sqm approx