

# 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

10 Alexandra Court, Woori Yallock Vic 3139
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### Indicative selling price

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

Range between 

\$720,000
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 & 

\$790,000
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### Median sale price

Median price 

\$675,000
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 Property Type 

House
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 Suburb 

Woori Yallock
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Period - From 

01/10/2024
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 to 

31/12/2024
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 Source 

REIV
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### 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	23 View St WOORI YALLOCK 3139	\$755,000	10/10/2024
2	26 Carroll St WOORI YALLOCK 3139	\$725,000	13/08/2024
3			

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: 

22/01/2025 19:45
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**Indicative Selling Price**

\$720,000 - \$790,000

**Median House Price**

December quarter 2024: \$675,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 826 sqm approx

[Agent Comments](#)

## Comparable Properties



**23 View St WOORI YALLOCK 3139 (REI/VG)**

[Agent Comments](#)



**Price:** \$755,000

**Method:** Private Sale

**Date:** 10/10/2024

**Property Type:** House

**Land Size:** 691 sqm approx



**26 Carroll St WOORI YALLOCK 3139 (REI/VG)**

[Agent Comments](#)



**Price:** \$725,000

**Method:** Private Sale

**Date:** 13/08/2024

**Property Type:** House

**Land Size:** 618 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300