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

11 Michael Court, Woori Yallock Vic 3139

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$530,000		&		\$560,000			
Median sale p	rice							
Median price	\$525,000	Pro	operty Type	Hou	se		Suburb	Woori Yallock
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	27 Eileen Gr WOORI YALLOCK 3139	\$600,000	27/05/2019
2	3 Archer PI WOORI YALLOCK 3139	\$590,000	15/10/2019
3	28 Tarhilla Dr LAUNCHING PLACE 3139	\$505,000	03/11/2019

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:

20/11/2019 09:43



11 Michael Court, Woori Yallock Vic 3139



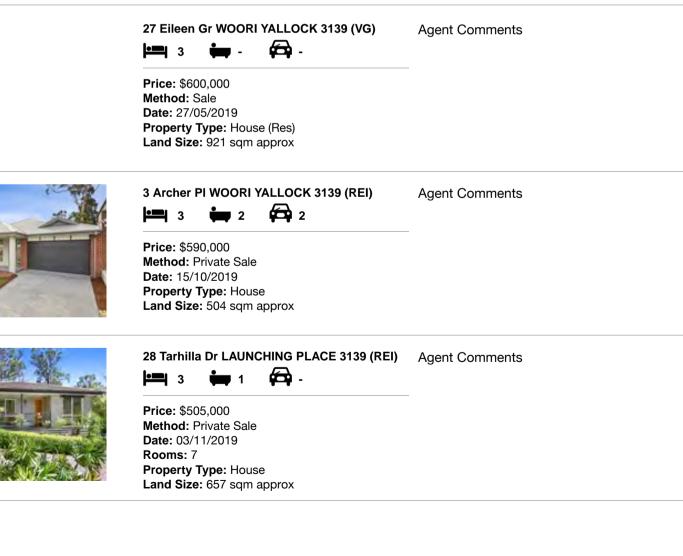
Coogle Imager (2019, ChES / Anbus, Maxar Technologie



Property Type: House (Previously Occupied - Detached) Land Size: 911 sqm approx Agent Comments Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

Indicative Selling Price \$530,000 - \$560,000 Median House Price Year ending September 2019: \$525,000

Comparable Properties



Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



propertydata

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.