

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 consumer.vic.gov.au/underquoting

Range between \$530,000 & \$560,000

Median sale price

Median price \$525,000

Property Type House

Suburb Woori Yallock

Period - From 01/10/2018

to 30/09/2019

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	27 Eileen Gr WOORI YALLOCK 3139	\$600,000	27/05/2019
2	3 Archer Pl 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



Property Type: House (Previously Occupied - Detached)

Land Size: 911 sqm approx

Agent Comments

Comparable Properties

27 Eileen Gr WOORI YALLOCK 3139 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 27/05/2019

Property Type: House (Res)

Land Size: 921 sqm approx



3 Archer Pl WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 15/10/2019

Property Type: House

Land Size: 504 sqm approx



28 Tarhilla Dr LAUNCHING PLACE 3139 (REI)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 03/11/2019

Rooms: 7

Property Type: House

Land Size: 657 sqm approx