

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

20 Middleton Drive, Woori Yallock

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range Between

\$630,000

&

\$660,000

**Median sale price**

Median price

\$690,000

Property type

House

Suburb

Woori Yallock

Period - From

01/04/2022

to

30/06/2022

Source

REIV

**Comparable property sales**

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) 1 Allsops Rd, LAUNCHING PLACE 3139	\$737,000	19/07/2022
2) 39 Middleton Drive, WOORI YALLOCK 3139	\$702,000	14/07/2022
3) 36 Alan Grove, WOORI YALLOCK 3139	\$690,000	05/07/2022

This Statement of Information was prepared on: 26/09/2022 13:14