

# 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

8 Alan Grove, Woori Yallock Vic 3139

### Indicative selling price

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

Range between \$490,000

&

\$520,000

### Median sale price

Median price \$520,000

Property Type House

Suburb Woori Yallock

Period - From 01/07/2018

to 30/06/2019

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 | 16 Pierre St WOORI YALLOCK 3139  | \$525,000 | 28/04/2019   |
| 2 | 34 Cynthia Gr WOORI YALLOCK 3139 | \$510,000 | 17/05/2019   |
| 3 | 8 Williams Cr WOORI YALLOCK 3139 | \$500,000 | 03/06/2019   |

**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:

07/10/2019 14:23

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**Indicative Selling Price**

\$490,000 - \$520,000

**Median House Price**

Year ending June 2019: \$520,000



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

**Land Size:** 615 sqm approx

Agent Comments

## Comparable Properties



**16 Pierre St WOORI YALLOCK 3139 (REI/VG)**

Agent Comments



**Price:** \$525,000

**Method:** Private Sale

**Date:** 28/04/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 726 sqm approx



**34 Cynthia Gr WOORI YALLOCK 3139 (REI/VG)**

Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 17/05/2019

**Property Type:** House

**Land Size:** 648 sqm approx



**8 Williams Cr WOORI YALLOCK 3139 (REI/VG)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 03/06/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 1402 sqm approx