### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

| 8 Alan Grove, Woori Yallock Vic 3139 |
|--------------------------------------|
|                                      |
|                                      |
|                                      |
|                                      |

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between \$490,000 | & | \$520,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

#### Median sale price

| Median price \$520,000   | Pro | perty Type Ho | ouse | S      | Suburb | Woori Yallock |
|--------------------------|-----|---------------|------|--------|--------|---------------|
| Period - From 01/07/2018 | to  | 30/06/2019    | Sou  | ırce R | 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

| Add | dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

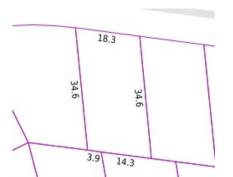
| This Statement of Information was prepared on: | 07/10/2019 14:23 |
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David Carroll 03 5964 2277 0419 539 320 david@bellrealestate.com.au

**Indicative Selling Price** \$490,000 - \$520,000 **Median House Price** Year ending June 2019: \$520,000





Occupied - Detached) Land Size: 615 sqm approx

**Agent Comments** 

## Comparable Properties



16 Pierre St WOORI YALLOCK 3139 (REI/VG)

**-** 5





**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

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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

**-** 5

Price: \$500,000 Method: Private Sale Date: 03/06/2019

Rooms: 6

Property Type: House Land Size: 1402 sqm approx

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



