

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

16 ALAN GROVE WOORI YALLOCK VIC 3139

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Woori Yallock

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

16 EILEEN GROVE WOORI YALLOCK VIC 3139	\$700,000	01-Jul-23
1420 HEALESVILLE-KOO WEE RUP ROAD WOORI YALLOCK VIC 3139	\$675,000	29-Aug-23
56 EILEEN GROVE WOORI YALLOCK VIC 3139	\$670,000	04-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 18 September 2023


**16 EILEEN GROVE WOORI
YALLOCK VIC 3139**

 4
  2
  1

Sold Price

\$700,000

Sold Date

01-Jul-23

Distance

0.16km

**1420 HEALESVILLE-KOO WEE RUP
ROAD WOORI YALLOCK VIC 3139**

 3
  1
  2

Sold Price

^{RS} **\$675,000**

Sold Date

29-Aug-23

Distance

0.65km

**56 EILEEN GROVE WOORI
YALLOCK VIC 3139**

 3
  2
  1

Sold Price

^{RS} **\$670,000**

Sold Date

04-Sep-23

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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