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	59 Eileen Grove, Woori Yallock Vic 3139
postcode	

Indicative selling price

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

Range between \$650,000 &	\$690,000
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Median sale price

Median price	\$687,000	Pro	perty Type	House		Suburb	Woori Yallock
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	22 View St WOORI YALLOCK 3139	\$694,000	21/10/2024
2	97 Shirley Cr WOORI YALLOCK 3139	\$705,000	11/09/2024
3	2 Eileen Gr WOORI YALLOCK 3139	\$722,200	22/08/2024

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:	11/12/2024 14:08





Rebecca Halit 0429 888 367 rebecca@propertypartnersre.com.au



Rooms: 6

Property Type: House Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$690,000 **Median House Price** Year ending September 2024: \$687,000

Comparable Properties



22 View St WOORI YALLOCK 3139 (REI/VG)

Agent Comments

Price: \$694,000 Method: Private Sale Date: 21/10/2024 Property Type: House

Land Size: 694 sqm approx

97 Shirley Cr WOORI YALLOCK 3139 (REI/VG)

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Agent Comments

Price: \$705,000 Method: Private Sale Date: 11/09/2024 Property Type: House Land Size: 1163 sqm approx

2 Eileen Gr WOORI YALLOCK 3139 (REI/VG)

Price: \$722,200 Method: Private Sale Date: 22/08/2024 Property Type: House Land Size: 698 sqm approx





Agent Comments





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