

# 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 59 Eileen 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 \$650,000 & \$690,000

### Median sale price

Median price \$687,000 Property 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	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 comparable properties 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



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**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](#)

 3    1    1

**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)**

[Agent Comments](#)

 3    2    -

**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)**

[Agent Comments](#)

 3    2    2

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