## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

**Price** 

# Property offered for sale

Address Including suburb and postcode	
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#### Indicative selling price

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

Range between	\$550,000	&	\$595,000
Range between	\$550,000	<b>č</b> .	\$595,000

#### Median sale price

Median price \$695,000	Pro	pperty Type Ho	use	S	Suburb	Woori Yallock
Period - From 01/07/2021	to	30/06/2022	Sou	ırceR	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

,	and the companion property		Date of care
1	1 Sally Ct WOORI YALLOCK 3139	\$600,000	09/04/2022
2	25 Sally Ct WOORI YALLOCK 3139	\$590,000	15/07/2022
3	9 View St WOORI YALLOCK 3139	\$579,000	16/08/2022

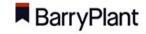
#### OR

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:	06/10/2022 16:09



Date of sale







Property Type: Land Land Size: 309 sqm approx **Agent Comments** 

**Indicative Selling Price** \$550,000 - \$595,000 **Median House Price** Year ending June 2022: \$695,000

# Comparable Properties



1 Sally Ct WOORI YALLOCK 3139 (REI/VG)

**•**■ 2





Price: \$600,000 Method: Private Sale Date: 09/04/2022 Property Type: House Land Size: 613 sqm approx **Agent Comments** 



25 Sally Ct WOORI YALLOCK 3139 (REI/VG)







Price: \$590,000 Method: Private Sale Date: 15/07/2022 Property Type: House Land Size: 670 sqm approx Agent Comments



9 View St WOORI YALLOCK 3139 (REI/VG)



Price: \$579.000 Method: Private Sale Date: 16/08/2022 Property Type: House Land Size: 618 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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