

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

3 Woori Court, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$550,000

&

\$595,000

Median sale price

Median price \$695,000

Property Type House

Suburb Woori Yallock

Period - From 01/07/2021

to 30/06/2022

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	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



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)

Agent Comments



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



25 Sally Ct WOORI YALLOCK 3139 (REI/VG)

Agent Comments



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



9 View St WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$579,000
Method: Private Sale
Date: 16/08/2022
Property Type: House
Land Size: 618 sqm approx

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