

Rebecca Doolan 03 5967 1277 0401 832 068 bec@bellrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	12 Michael Court, Woori Yallock Vic 3139

Indicative selling price

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

Range between	\$470,000	&	\$517,000

Median sale price

Median price	\$515,750	Hou	ıse X	f	Jnit		Suburb	Woori Yallock
Period - From	01/10/2016	to	30/09/2017			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.

Ad	dress of comparable property	Price	Date of sale
1	57 Middleton Dr WOORI YALLOCK 3139	\$505,000	06/09/2017
2	26 Middleton Dr WOORI YALLOCK 3139	\$502,000	12/06/2017
3	8 Keelah St WOORI YALLOCK 3139	\$481,000	07/09/2017

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.

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Indicative Selling Price \$470,000 - \$517,000 **Median House Price** Year ending September 2017: \$515,750





Property Type: House Land Size: 837 sqm approx

Agent Comments

Comparable Properties



57 Middleton Dr WOORI YALLOCK 3139 (REI)

-3





Price: \$505,000 Method: Private Sale Date: 06/09/2017

Rooms: 4

Property Type: House Land Size: 616 sqm approx

26 Middleton Dr WOORI YALLOCK 3139 (VG)

--3







Price: \$502,000

Date: 12/06/2017 Rooms: -

Method: Sale

Property Type: House (Res) Land Size: 703 sqm approx

8 Keelah St WOORI YALLOCK 3139 (REI)

1 3





Price: \$481,000 Method: Private Sale Date: 07/09/2017

Rooms: 4

Property Type: House Land Size: 856 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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