

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	12 Michael Court, Woori Yallock Vic 3139
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Indicative selling price

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

Range between	\$470,000	&	\$517,000
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Median sale price

Median price	\$515,750	House	X	Unit		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.

	Address 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



 3  1  0

Rooms:

Property Type: House

Land Size: 837 sqm approx

Agent Comments

Comparable Properties



57 Middleton Dr WOORI YALLOCK 3139 (REI)

Agent Comments

 3  2  2

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)

Agent Comments

 3  -  -

Price: \$502,000

Method: Sale

Date: 12/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 703 sqm approx



8 Keelah St WOORI YALLOCK 3139 (REI)

Agent Comments

 3  1  4

Price: \$481,000

Method: Private Sale

Date: 07/09/2017

Rooms: 4

Property Type: House

Land Size: 856 sqm approx