



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**61 Middleton Drive,  
WOORI YALLOCK 3139**

House



3 beds



1 baths

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$480,000 - \$510,000**

### Median sale price

Median **House** for **WOORI YALLOCK** for period **Jul 2016 - Aug 2017**  
Sourced from **rpdata**.

**\$437,500**

### Comparable property sales

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 the most comparable to the property for sale.

**57 Middleton Drive,**  
Woori Yallock 3139

**Price \$505,000** Sold 07  
September 2017

**42 Middleton Drive,**  
Woori Yallock 3139

**Price \$480,000** Sold 21  
August 2017

**26 Middleton Drive,**  
Woori Yallock 3139

**Price \$502,000** Sold 12 June  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from rpdata.

### Contact agents



**Sharyn Manning**  
Stockdale & Leggo

03 9735 3999  
0412052946  
[smanning@stockdaleleggo.com.au](mailto:smanning@stockdaleleggo.com.au)



**Max Manning**  
Stockdale & Leggo

03 9735 3999  
0419 777595  
[mmanning@stockdaleleggo.com.au](mailto:mmanning@stockdaleleggo.com.au)

**Stockdale  
& Leggo**