

Leah Bannerman 03 5967 1277 0448 924 266 leah@bellrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 1980									
Property offer	ed for s	sale									
Address Including suburb and postcode		1434 Healesville-Koo Wee Rup Road, Woori Yallock Vic 3139									
Indicative sell	ing pric	е									
For the meaning	of this p	orice see c	onsum	er.vic.gov.	au/und	erquoting					
Range between \$590,0		000	&		\$649,000						
Median sale p	rice										
Median price	Median price \$573,000		House	Х	Unit			Suburb	Woori Ya	allock	
Period - From	Period - From 01/01/2018		o 31,	/12/2018		Source	RE	IV			
Comparable p	roperty	sales (*I	Delete	A or B b	elow a	s applica	ble))			
A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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											
2											
3											
OR The set				1 . !!		L1 L P		ar for a second			
B * The esta	ate agen	ιτ or agent'	s repre	esentative i	reasona	biy believe	s th	at fewer than t	nree com	parable	

properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$590,000 - \$649,000 **Median House Price** Year ending December 2018: \$573,000





Property Type: House (Previously Occupied - Detached)

Land Size: 1287 sqm approx

Agent Comments

Comparable Properties



14 Gordon Ct WOORI YALLOCK 3139 (VG)





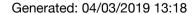
Price: \$637,500 Method: Sale

Date: 15/11/2018 Rooms: -

Property Type: House (Res) Land Size: 668 sqm approx

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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Agent Comments