

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

15 Sally Court, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$657,000

Property Type House

Suburb Woori Yallock

Period - From 01/01/2022

to 31/12/2022

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	8 Henry St WOORI YALLOCK 3139	\$730,000	17/11/2022
2	49 Eileen Gr WOORI YALLOCK 3139	\$725,000	14/02/2023
3	12 Hilltop Rise LAUNCHING PLACE 3139	\$715,000	02/12/2022

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:

31/03/2023 10:27



Rooms: 5
Property Type: House
Land Size: 888 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median House Price
Year ending December 2022: \$657,000

Comparable Properties



8 Henry St WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 17/11/2022
Property Type: House
Land Size: 1366 sqm approx



49 Eileen Gr WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 14/02/2023
Property Type: House
Land Size: 813 sqm approx



12 Hilltop Rise LAUNCHING PLACE 3139 (VG)

Agent Comments



Price: \$715,000
Method: Sale
Date: 02/12/2022
Property Type: House (Res)
Land Size: 1992 sqm approx