

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

34 Glenwright Avenue, Woori Yallock Vic 3139

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$648,500

Property Type

House

Suburb

Woori Yallock

Period - From

09/06/2022

to

08/06/2023

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	12 Glenwright Av WOORI YALLOCK 3139	\$605,000	12/01/2023
2	15 Middleton Dr WOORI YALLOCK 3139	\$590,000	28/03/2023
3	68 Eileen Gr WOORI YALLOCK 3139	\$589,500	31/03/2023

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:

09/06/2023 17:27



 3  1  1

Property Type: House
Land Size: 621 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
09/06/2022 - 08/06/2023: \$648,500

Comparable Properties



12 Glenwright Av WOORI YALLOCK 3139
(REI/VG)

Agent Comments

 3  1  2

Price: \$605,000
Method: Private Sale
Date: 12/01/2023
Property Type: House
Land Size: 649 sqm approx



15 Middleton Dr WOORI YALLOCK 3139
(REI/VG)

Agent Comments

 3  1  1

Price: \$590,000
Method: Private Sale
Date: 28/03/2023
Property Type: House
Land Size: 693 sqm approx

68 Eileen Gr WOORI YALLOCK 3139 (VG)

Agent Comments

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Price: \$589,500
Method: Sale
Date: 31/03/2023
Property Type: House (Res)
Land Size: 300 sqm approx