

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

53 Eileen Grove, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$690,000

Property Type House

Suburb Woori Yallock

Period - From 01/04/2022

to 30/06/2022

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	9 Woori Ct WOORI YALLOCK 3139	\$630,000	18/03/2022
2	7 Michael Ct WOORI YALLOCK 3139	\$615,500	20/03/2022
3	1 Sally Ct WOORI YALLOCK 3139	\$600,000	09/04/2022

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:

15/08/2022 14:11



Property Type:
Divorce/Estate/Family Transfers
Land Size: 869 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
June quarter 2022: \$690,000

Comparable Properties



9 Woori Ct WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 18/03/2022
Property Type: House
Land Size: 310 sqm approx



7 Michael Ct WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$615,500
Method: Private Sale
Date: 20/03/2022
Property Type: House
Land Size: 710 sqm approx



1 Sally Ct WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 09/04/2022
Property Type: House
Land Size: 613 sqm approx