

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

59 Eileen Grove, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$687,000

Property Type House

Suburb Woori Yallock

Period - From 01/10/2023

to

30/09/2024

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	22 View St WOORI YALLOCK 3139	\$694,000	21/10/2024
2	97 Shirley Cr WOORI YALLOCK 3139	\$705,000	11/09/2024
3	2 Eileen Gr WOORI YALLOCK 3139	\$722,200	22/08/2024

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:

11/12/2024 14:08



 3  1  1

Rooms: 6
Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

Year ending September 2024: \$687,000

Comparable Properties



22 View St WOORI YALLOCK 3139 (REI/VG)

Agent Comments

 3  1  1

Price: \$694,000
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 694 sqm approx



97 Shirley Cr WOORI YALLOCK 3139 (REI/VG)

Agent Comments

 3  2  -

Price: \$705,000
Method: Private Sale
Date: 11/09/2024
Property Type: House
Land Size: 1163 sqm approx



2 Eileen Gr WOORI YALLOCK 3139 (REI/VG)

Agent Comments

 3  2  2

Price: \$722,200
Method: Private Sale
Date: 22/08/2024
Property Type: House
Land Size: 698 sqm approx