

# 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

63 Eileen Grove, Woori Yallock Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 01/07/2022

to 30/09/2022

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 | 53 Eileen Gr WOORI YALLOCK 3139  | \$645,000 | 24/08/2022   |
| 2 | 50 Shirley Cr WOORI YALLOCK 3139 | \$625,000 | 04/07/2022   |
| 3 | 25 Sally Ct WOORI YALLOCK 3139   | \$590,000 | 15/07/2022   |

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:

14/12/2022 10:19



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 363 sqm approx  
 Agent Comments

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

## Comparable Properties



**53 Eileen Gr WOORI YALLOCK 3139 (REI/VG)** Agent Comments



**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 24/08/2022  
**Property Type:** House  
**Land Size:** 869 sqm approx



**50 Shirley Cr WOORI YALLOCK 3139 (REI/VG)** Agent Comments



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 04/07/2022  
**Property Type:** House  
**Land Size:** 615 sqm approx



**25 Sally Ct WOORI YALLOCK 3139 (REI/VG)** Agent Comments



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 15/07/2022  
**Property Type:** House  
**Land Size:** 670 sqm approx