

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

72 Eileen Grove, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$670,000

Property Type House

Suburb Woori Yallock

Period - From 01/04/2022

to 31/03/2023

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	1769 Warburton Hwy WOORI YALLOCK 3139	\$529,000	25/04/2023
2	6 Patrick St WOORI YALLOCK 3139	\$500,000	15/03/2023
3	3/10 Nester Rd WOORI YALLOCK 3139	\$485,000	02/02/2023

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:

05/07/2023 09:48



 2  1  1

Property Type: House
Land Size: 311 sqm approx
Agent Comments

Indicative Selling Price
\$510,000 - \$560,000
Median House Price
Year ending March 2023: \$670,000

Comparable Properties

1769 Warburton Hwy WOORI YALLOCK 3139 (VG) **Agent Comments**

 2  -  -

Price: \$529,000
Method: Sale
Date: 25/04/2023
Property Type: House (Res)
Land Size: 1055 sqm approx



6 Patrick St WOORI YALLOCK 3139 (VG) **Agent Comments**

 2  -  -

Price: \$500,000
Method: Sale
Date: 15/03/2023
Property Type: House (Res)
Land Size: 678 sqm approx



3/10 Nester Rd WOORI YALLOCK 3139 (REI/VG) **Agent Comments**

 -  -  5

Price: \$485,000
Method: Private Sale
Date: 02/02/2023
Property Type: Warehouse
Land Size: 274 sqm approx