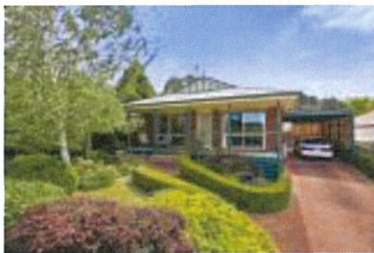


Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 765 sqm
Agent Comments

Comparable Properties



13 Alexandra Ct WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$506,000
Method: Private Sale
Date: 06/01/2017
Rooms: 5
Property Type: House
Land Size: 785 sqm



8 Henry St WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$525,500
Method: Private Sale
Date: 24/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 1365 sqm



2 Hilltop Rise LAUNCHING PLACE 3139 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 26/04/2017
Rooms: 7
Property Type: House
Land Size: 1780 sqm

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 3 Gordon Court, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$495,000 & \$540,000

Median sale price

Median price \$460,000

House X

Suburb Woori Yallock

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
13 Alexandra Ct WOORI YALLOCK 3139	\$506,000	06/01/2017
8 Henry St WOORI YALLOCK 3139	\$525,500	24/03/2017
2 Hilltop Rise LAUNCHING PLACE 3139	\$530,000	26/04/2017