

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

32 Eileen Grove, Woori Yallock Vic 3139

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$515,750

House

X

Unit

Suburb Woori Yallock

Period - From 01/10/2016

to 30/09/2017

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	52 Eileen Gr WOORI YALLOCK 3139	\$550,000	23/05/2017
2	4 Hughes Ct WOORI YALLOCK 3139	\$560,000	22/08/2017
3	14 Barrowby Av WOORI YALLOCK 3139	\$575,250	11/10/2017

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.



 3  2  2

Rooms:
Property Type: House (Res)
Land Size: 1608 sqm approx
Agent Comments

Indicative Selling Price
\$580,000
Median House Price
Year ending September 2017: \$515,750

Comparable Properties



52 Eileen Gr WOORI YALLOCK 3139 (VG)

Agent Comments

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Price: \$550,000
Method: Sale
Date: 23/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 805 sqm approx



4 Hughes Ct WOORI YALLOCK 3139 (REI/VG)

Agent Comments

 4  2  2

Price: \$560,000
Method: Private Sale
Date: 22/08/2017
Rooms: 8
Property Type: House
Land Size: 783 sqm approx



14 Barrowby Av WOORI YALLOCK 3139 (REI)

Agent Comments

 3  2  2

Price: \$575,250
Method: Private Sale
Date: 11/10/2017
Rooms: 4
Property Type: House
Land Size: 796 sqm approx