

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	4 Mary Close, Woori Yallock Vic 3139
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Indicative selling price

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

Range between	\$580,000	&	\$630,000
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Median sale price

Median price	\$515,000	House	X	Unit		Suburb	Woori Yallock
Period - From	01/01/2017	to	31/12/2017	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	2 Middleton Dr WOORI YALLOCK 3139	\$571,000	30/01/2018
2	14 Barrowby Av WOORI YALLOCK 3139	\$575,250	11/10/2017
3	32 Eileen Gr WOORI YALLOCK 3139	\$583,000	24/11/2017

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: Land
Land Size: 979 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median House Price
Year ending December 2017: \$515,000

Comparable Properties



2 Middleton Dr WOORI YALLOCK 3139 (REI) Agent Comments

 3  1  2

Price: \$571,000
Method: Private Sale
Date: 30/01/2018
Rooms: 8
Property Type: House
Land Size: 744 sqm approx



14 Barrowby Av WOORI YALLOCK 3139 (REI/VG) 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



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

 3  2  2

Price: \$583,000
Method: Private Sale
Date: 24/11/2017
Rooms: 4
Property Type: House
Land Size: 1608 sqm approx