

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 Anthony Grove, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$570,000 Property Type House Suburb Woori Yallock

Period - From 01/10/2019 to 30/09/2020 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	36 Cynthia Gr WOORI YALLOCK 3139	\$558,000	08/11/2020
2	21 View St WOORI YALLOCK 3139	\$548,000	27/11/2020
3	29 Anthony Gr WOORI YALLOCK 3139	\$535,000	03/08/2020

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: 24/12/2020 10:57

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Indicative Selling Price

\$530,000 - \$560,000

Median House Price

Year ending September 2020: \$570,000



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Property Type: House

Land Size: 639.958 sqm approx

Agent Comments

Comparable Properties



36 Cynthia Gr WOORI YALLOCK 3139 (REI)

Agent Comments

3 1 -

Price: \$558,000

Method: Private Sale

Date: 08/11/2020

Property Type: House

Land Size: 632 sqm approx



21 View St WOORI YALLOCK 3139 (REI)

Agent Comments

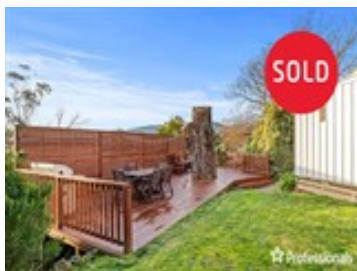
3 2 2

Price: \$548,000

Method: Private Sale

Date: 27/11/2020

Property Type: House



29 Anthony Gr WOORI YALLOCK 3139 (REI/VG)

Agent Comments

3 1 2

Price: \$535,000

Method: Private Sale

Date: 03/08/2020

Property Type: House

Land Size: 638 sqm approx