

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

17 Barrowby Avenue, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$673,000 Property Type House Suburb Woori Yallock

Period - From 01/04/2023 to 31/03/2024 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	35 Barrowby Av WOORI YALLOCK 3139	\$1,400,000	01/03/2024
2	4 Elvian Rd WOORI YALLOCK 3139	\$1,300,000	30/11/2023
3	2 Elvian Rd WOORI YALLOCK 3139	\$1,100,000	02/01/2024

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:

24/04/2024 09:39



Property Type: Land (Res)
Land Size: 3036 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending March 2024: \$673,000

Comparable Properties



35 Barrowby Av WOORI YALLOCK 3139 (REI) Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 01/03/2024
Property Type: House
Land Size: 2991 sqm approx



4 Elvian Rd WOORI YALLOCK 3139 (REI/VG) Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 2996 sqm approx



2 Elvian Rd WOORI YALLOCK 3139 (REI) Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 02/01/2024
Property Type: House
Land Size: 2224 sqm approx

Account - Barry Plant | P: 03 9735 3300