

# 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 2 Middleton Drive, Woori Yallock Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$673,000 Property type House Suburb Woori Yallock  
Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

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
1556 Warburton Highway, Woori Yallock Vic 3139	\$700,000	11/10/2023
14 Alexandra Court, Woori Yallock Vic 3139	\$760,000	18/11/2023
10 Braeside Drive, Launching Place Vic 3139	\$750,000	09/02/2024

This Statement of Information was prepared on: 19/03/2024