

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

31 Carroll Street, Woori Yallock Vic 3139

Indicative selling price

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

Single Price **\$700,000** & **\$740,000**

Median sale price

Median price **\$672,500** Property type **House** Suburb **Woori Yallock**

Period - From **01/01/2023** to **31/12/2023** Source **REIV**

Comparable property sales

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) 10 View St WOORI YALLOCK 3139	\$704,200	02/11/2023
2) 23 Michael Ct WOORI YALLOCK 3139	\$716,000	07/03/2024
3) 12 Barrowby Av WOORI YALLOCK 3139	\$720,000	14/11/2023

This Statement of Information was prepared on: **09/04/2024**