

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 5 Michael Court, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$660,000 & \$710,000

Median sale price

Median price \$679,000 Property Type House Suburb Woori Yallock

Period - From 01/01/2024 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	23 Michael Ct WOORI YALLOCK 3139	\$716,000	07/03/2024
2	4/15 Anthony Gr WOORI YALLOCK 3139	\$685,000	06/03/2024
3	66 Shirley Cr WOORI YALLOCK 3139	\$670,000	21/04/2024

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: 11/06/2024 16:16



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Indicative Selling Price

\$660,000 - \$710,000

Median House Price

March quarter 2024: \$679,000



3 1 1

Rooms: 7

Property Type: House

Land Size: 589 sqm approx

Agent Comments

Comparable Properties



23 Michael Ct WOORI YALLOCK 3139 (REI/VG) Agent Comments

3 1 3

Price: \$716,000

Method: Private Sale

Date: 07/03/2024

Property Type: House

Land Size: 781 sqm approx



4/15 Anthony Gr WOORI YALLOCK 3139 (REI/VG) Agent Comments

2 1 -

Price: \$685,000

Method: Private Sale

Date: 06/03/2024

Property Type: House

Land Size: 598 sqm approx



66 Shirley Cr WOORI YALLOCK 3139 (REI) Agent Comments

3 1 -

Price: \$670,000

Method: Private Sale

Date: 21/04/2024

Property Type: House

Land Size: 611 sqm approx

Account - Barry Plant | P: 03 9735 3300



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