

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 55 Burr Road, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

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 (*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 Elvian Rd WOORI YALLOCK 3139 | \$1,530,000 | 15/02/2024 |
| 2 | 4 Elvian Rd WOORI YALLOCK 3139 | \$1,300,000 | 30/11/2023 |
| 3 | | | |

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.

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending December 2023: \$672,500



Rooms: 6

Property Type: House

Land Size: 12000 sqm approx

Agent Comments

Comparable Properties



36 Elvian Rd WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$1,530,000

Method: Private Sale

Date: 15/02/2024

Property Type: House (Res)

Land Size: 42624 sqm approx



4 Elvian Rd WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 30/11/2023

Property Type: House

Land Size: 2996 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300



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