

# 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

28 Anthony Grove, 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 \$525,000 & \$550,000

### Median sale price

Median price \$580,000 Property Type House Suburb Woori Yallock

Period - From 01/10/2020 to 31/12/2020 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 Cynthia Gr WOORI YALLOCK 3139	\$558,000	08/11/2020
2	21 View St WOORI YALLOCK 3139	\$548,000	27/11/2020
3			

OR

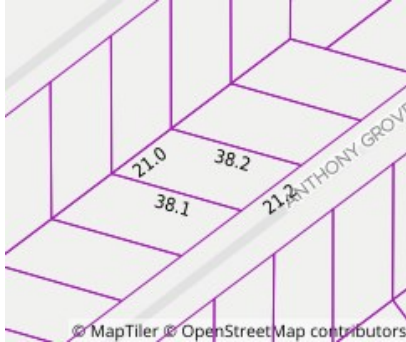
~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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**Indicative Selling Price**  
\$525,000 - \$550,000  
**Median House Price**  
December quarter 2020: \$580,000



**Property Type:** House (Previously Occupied - Detached)  
**Agent Comments**

## Comparable Properties



**36 Cynthia Gr WOORI YALLOCK 3139 (REI/VG)** Agent Comments



**Price:** \$558,000  
**Method:** Private Sale  
**Date:** 08/11/2020  
**Property Type:** House  
**Land Size:** 632 sqm approx



**21 View St WOORI YALLOCK 3139 (REI/VG)** Agent Comments



**Price:** \$548,000  
**Method:** Private Sale  
**Date:** 27/11/2020  
**Property Type:** House  
**Land Size:** 613 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.