

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

70 Shirley Crescent, Woori Yallock Vic 3139

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$690,000

Property Type

House

Suburb

Woori Yallock

Period - From

01/04/2024

to

31/03/2025

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	2 Gordon Ct WOORI YALLOCK 3139	\$760,000	14/04/2025
2	11 Barrett Ct WOORI YALLOCK 3139	\$690,000	21/02/2025
3	21 Emma Ct WOORI YALLOCK 3139	\$740,000	13/02/2025

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:

13/05/2025 13:24

70 Shirley Crescent, Woori Yallock Vic 3139

**Jellis
Craig**

Geoff Earney

9726 8888

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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending March 2025: \$690,000



4 2 1

Property Type: House

Land Size: 608 sqm approx

Agent Comments

Comparable Properties



2 Gordon Ct WOORI YALLOCK 3139 (REI)

Agent Comments

4 2 1

Price: \$760,000

Method: Private Sale

Date: 14/04/2025

Property Type: House

Land Size: 586 sqm approx



11 Barrett Ct WOORI YALLOCK 3139 (REI/VG)

Agent Comments

4 1 2

Price: \$690,000

Method: Private Sale

Date: 21/02/2025

Property Type: House

Land Size: 613 sqm approx



21 Emma Ct WOORI YALLOCK 3139 (REI/VG)

Agent Comments

4 2 2

Price: \$740,000

Method: Private Sale

Date: 13/02/2025

Property Type: House

Land Size: 1305 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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