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

6 Hughes Court, Woori Yallock Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$720,000		&		\$770,000			
Median sale price								
Median price	\$723,600	Pro	operty Type	Hou	se		Suburb	Woori Yallock
Period - From	08/07/2024	to	07/07/2025		So	ource	Property	/ Data

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 sixmonths 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	46 Symes Rd WOORI YALLOCK 3139	\$735,000	16/06/2025
2	9 Michael Ct WOORI YALLOCK 3139	\$735,000	07/05/2025
3			

OR

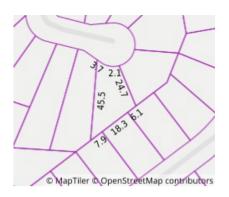
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

08/07/2025 10:40









Property Type: Divorce/Estate/Family Transfers Land Size: 600 sqm approx Agent Comments Indicative Selling Price \$720,000 - \$770,000 Median House Price 08/07/2024 - 07/07/2025: \$723,600

Comparable Properties

	46 Symes Rd WOORI YALLOCK 3139 (REI) 3 1 1 1 Price: \$735,000 Method: Private Sale Date: 16/06/2025 Property Type: House Land Size: 611 sqm approx	Agent Comments
A Processonal	9 Michael Ct WOORI YALLOCK 3139 (REI/VG) 3 1 3 3 Price: \$735,000 Method: Private Sale Date: 07/05/2025 Property Type: House Land Size: 697 sqm approx	Agent Comments

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 - Max Brown | P: (03) 59644 900



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