

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

11 Middleton Drive, Woori Yallock 3139

### Sections 47AF of the *Estate Agents Act 1980*

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

~~Single price~~ \$\*----- or range between \$\*440,000 & \$460,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$510,000 \*House  \*unit ----- Suburb or locality Woori Yallock 3139

Period - From 01 Jul 2018 to 30 Jun 2019 Source CoreLogic

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1	\$	
2	\$	
3	\$	

**OR**

**B\*** **Either** 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\*.

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.

(\*Delete as applicable)

31.7.2019