

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Jordyn Close Winchelsea VIC 3241

Indicative selling price

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

Single Price

or range
between

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$338,500

Property type

Land

Suburb

Winchelsea

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

10 Lennox Street Winchelsea VIC 3241	\$505,000	25-Jun-20
13 Daintree Drive Winchelsea VIC 3241	\$512,500	17-Jul-20
10 Jordyn Close Winchelsea VIC 3241	\$500,000	27-May-21

OR

B* ~~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.~~

This Statement of Information was prepared on: 21 September 2021



10 Lennox Street Winchelsea VIC 3241

Sold Price

\$505,000

Sold Date

25-Jun-20



4



2



2

Distance

0.4km



13 Daintree Drive Winchelsea VIC 3241

Sold Price

\$512,500

Sold Date

17-Jul-20



4



2



2

Distance

0.69km



10 Jordyn Close Winchelsea VIC 3241

Sold Price

\$500,000

Sold Date

27-May-21



4



2



2

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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