

## 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  
2 EGRET STREET WINTER VALLEY VIC 3358

### Indicative selling price

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

Single Price \$250,000 or range between &

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$300,000 Property type Land Suburb Winter Valley  
Period-from 01 Apr 2022 to 31 Mar 2023 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
16 VIVID STREET WINTER VALLEY VIC 3358	\$260,000	15-Dec-22
9 CORMORANT GRANGE WINTER VALLEY VIC 3358	\$265,000	16-Dec-22
19 CASSOWARY WAY WINTER VALLEY VIC 3358	\$278,000	02-Jan-23

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: 19 April 2023



**16 VIVID STREET WINTER VALLEY** Sold Price

**\$260,000** Sold Date **15-Dec-22**

**VIC 3358**



Distance **2.1km**



**9 CORMORANT GRANGE WINTER** Sold Price

**\$265,000** Sold Date **16-Dec-22**

**VALLEY VIC 3358**



Distance **0.33km**



**19 CASSOWARY WAY WINTER** Sold Price

**\$278,000** Sold Date **02-Jan-23**

**VALLEY VIC 3358**



Distance **1.65km**

**RS** = Recent sale      **UN** = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.