

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

8 CASSOWARY WAY 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

or range
between

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Winter Valley

Period-from

01 Dec 2022

to

30 Nov 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

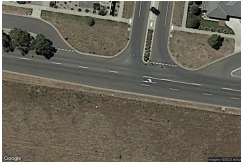
Date of sale

50 STEAMBOAT AVENUE WINTER VALLEY VIC 3358	\$309,000	08-Aug-23
48 STEAMBOAT AVENUE WINTER VALLEY VIC 3358	\$309,000	13-Jun-23
52 STEAMBOAT AVENUE WINTER VALLEY VIC 3358	\$314,000	15-Aug-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: 12 December 2023



50 STEAMBOAT AVENUE WINTER VALLEY VIC 3358

Sold Price **\$309,000** Sold Date **08-Aug-23**

 3  2  2

Distance **0km**

Why build with JG King Homes?

-  Colubroid STEEL FRAME & ROOF
-  Tuccare TERMITES RESISTANT
-  BUSHFIRE PROTECTION
-  AUSTRALIAN MADE STEEL FRAME & ROOF
-  50 YEAR STRUCTURAL WARRANTY*
-  MULTIAWARD WINNING BUILDER
-  OVER 24,000 HOME BUILDS
-  MELBOURNE & REGIONAL, VICTORIA
-  FAMILY OWNED & OPERATED

48 STEAMBOAT AVENUE WINTER VALLEY VIC 3358

Sold Price Sold Date **13-Jun-23**

 3  2  2

Distance **0km**



52 STEAMBOAT AVENUE WINTER VALLEY VIC 3358

Sold Price **\$314,000** Sold Date **15-Aug-23**

 4  2  2

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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