

8 Annmaree Drive, Winter Valley Vic 3358



Phil Petrie

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Indicative Selling Price

\$639,000

Median House Price

Year ending March 2023: \$627,500



4 2 3

Rooms: 7

Property Type: House

Land Size: 699 sqm approx

Agent Comments

Comparable Properties



6 Brownlee Blvd WINTER VALLEY 3358 (REI/VG)

Agent Comments

4 2 2

Price: \$650,000

Method: Private Sale

Date: 20/12/2022

Property Type: House

Land Size: 627 sqm approx



32 Yorkdale Blvd WINTER VALLEY 3358 (VG)

Agent Comments

4 - -

Price: \$650,000

Method: Sale

Date: 10/11/2022

Property Type: House (Res)

Land Size: 612 sqm approx



10 Valberg St WINTER VALLEY 3358 (VG)

Agent Comments

4 - -

Price: \$640,000

Method: Sale

Date: 14/08/2022

Property Type: House (Res)

Land Size: 504 sqm approx

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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 or
locality and postcode

8 Annmaree Drive, Winter Valley Vic 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$639,000

Median sale price

Median price

\$627,500

Property Type

House

Suburb

Winter Valley

Period - From

01/04/2022

to

31/03/2023

Source

REIV

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
1	6 Brownlee Blvd WINTER VALLEY 3358	\$650,000	20/12/2022
2	32 Yorkdale Blvd WINTER VALLEY 3358	\$650,000	10/11/2022
3	10 Valberg St WINTER VALLEY 3358	\$640,000	14/08/2022

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:

02/05/2023 16:35