

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

66 MASADA BOULEVARD 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

\$1,550,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

House

Suburb

Winter Valley

Period-from

01 Jan 2022

to

31 Dec 2022

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

580 GLENELG HIGHWAY SMYTHES CREEK VIC 3351	\$1,500,000	03-Aug-22
82 MASADA BOULEVARD WINTER VALLEY VIC 3358	\$1,550,000	11-Apr-21
439 GLENELG HIGHWAY SMYTHES CREEK VIC 3351	\$1,350,000	11-Mar-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: 27 January 2023



580 GLENELG HIGHWAY SMYTHES CREEK VIC 3351

Sold Price

\$1,500,000

Sold Date

03-Aug-22



3



-



-

Distance

1.1km



82 MASADA BOULEVARD WINTER VALLEY VIC 3358

Sold Price

\$1,550,000

Sold Date

11-Apr-21



3



1



-

Distance

0.23km



439 GLENELG HIGHWAY SMYTHES CREEK VIC 3351

Sold Price

\$1,350,000

Sold Date

11-Mar-21



4



2



10

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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