

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

103 Majestic Way, Winter Valley Vic 3358

Indicative selling price

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

Range between \$750,000 & \$770,000

Median sale price

Median price \$600,000 Property Type House Suburb Winter Valley

Period - From 01/07/2021 to 30/06/2022 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 eighteen 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	50 Yorkdale Blvd WINTER VALLEY 3358	\$790,000	06/09/2022
2	24 Annmaree Dr WINTER VALLEY 3358	\$760,000	01/08/2022
3			

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 eighteen months.~~

This Statement of Information was prepared on: 16/09/2022 09:05



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Property Type: House (Res)

Land Size: 704 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$770,000

Median House Price

Year ending June 2022: \$600,000

Comparable Properties



50 Yorkdale Blvd WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$790,000

Method: Private Sale

Date: 06/09/2022

Property Type: House (Res)

Land Size: 680 sqm approx



24 Annmarea Dr WINTER VALLEY 3358 (REI)

Agent Comments

3 - -

Price: \$760,000

Method: Private Sale

Date: 01/08/2022

Property Type: House (Res)

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 eighteen months.