

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

10 PRESENTATION 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

\$1,700,000

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

11 KENNEDYS DRIVE DELACOMBE VIC 3356	\$2,013,000	18-Mar-22
6 ICON DRIVE DELACOMBE VIC 3356	\$1,018,050	23-Nov-21
47 HEINZ ROAD DELACOMBE VIC 3356	\$1,457,500	12-Aug-22

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: 17 April 2023



11 KENNEDYS DRIVE DELACOMBE VIC 3356

Sold Price

\$2,013,000

Sold Date

18-Mar-22



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-

Distance

1.49km



6 ICON DRIVE DELACOMBE VIC 3356

Sold Price

\$1,018,050

Sold Date

23-Nov-21



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-

Distance

1.08km



47 HEINZ ROAD DELACOMBE VIC 3356

Sold Price

\$1,457,500

Sold Date

12-Aug-22



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Distance

2.13km

RS = Recent sale

UN = Undisclosed Sale

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