

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 2 Lauders Lane, WINCHELSEA 3241

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$649,000 - \$699,000**

### Median sale price

Median **House** for **WINCHELSEA** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$405,000**

### Comparable property sales

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 the most comparable to the property for sale.

**35 Inverleigh-Winchelsea Rd,**  
Winchelsea 3241

**Price \$700,000** Sold 08  
November 2018

**220 Austin Street,**  
Winchelsea 3241

**Price \$700,000** Sold 07 June  
2019

**15 Tutegong Road,**  
Winchelsea 3241

**Price \$630,000** Sold 14  
February 2019

This Statement of Information was prepared on 19th Nov 2019


### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

  
3 beds

  
1 baths

  
2 parking

**Team 3216 Pty Ltd t/as  
Hayeswinckle Agent**

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



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