

Edward Arthurson  
P 5223 1677  
M 0417 427 718  
E edward@gtagents.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

42 Batson Street Winchelsea VIC 3241

 4  1  -

## Indicative Selling Price

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

Range between \$375,000 & \$395,000













## Median Sale Price

\$386,500 Houses in Winchelsea between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>35 Main Street Winchelsea VIC 3241</b>	Sold Price	<b>\$385,000</b>	Sold Date	<b>24-Sep-18</b>
 3  1  2				Distance	<b>0.53km</b>
	<b>13 Warner Street Winchelsea VIC 3241</b>	Sold Price	<b>\$355,000</b>	Sold Date	<b>01-Aug-18</b>
 3  2  6				Distance	<b>0.8km</b>
	<b>7 McDonald Drive Winchelsea VIC 3241</b>	Sold Price	<b>\$390,000</b>	Sold Date	<b>02-Sep-17</b>
 3  1  3				Distance	<b>0.9km</b>

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