

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

7 Cavendish Court, Winter Valley Vic 3358

Indicative selling price

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

Range between

\$550,000

&

\$560,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Winter Valley

Period - From

01/04/2023

to

31/03/2024

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 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
1	487 Wiltshire La DELACOMBE 3356	\$580,500	19/09/2023
2	15 Shasta Dr DELACOMBE 3356	\$580,000	04/06/2023
3	3 Chapel Cross Ct WINTER VALLEY 3358	\$568,000	31/03/2023

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:

24/04/2024 13:29

Lisa Horvat

03 5324 2408

0400 533 667

lisa@ballaratpropertyagents.com.au

Indicative Selling Price

\$550,000 - \$560,000

Median House Price

Year ending March 2024: \$580,000



4 2 2

Property Type: House

Land Size: 677 sqm approx

Agent Comments

Comparable Properties



487 Wiltshire La DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 1

Price: \$580,500

Method: Private Sale

Date: 19/09/2023

Property Type: House

Land Size: 648 sqm approx



15 Shasta Dr DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$580,000

Method: Private Sale

Date: 04/06/2023

Property Type: House (Res)

Land Size: 683 sqm approx



3 Chapel Cross Ct WINTER VALLEY 3358 (REI/VG)

Agent Comments

4 2 2

Price: \$568,000

Method: Private Sale

Date: 31/03/2023

Property Type: House (Res)

Land Size: 842 sqm approx