

Land Size  
5 acres

### Statement of Information

Sections 47AF of the Estate Agents Act 1980

70 McConachy Street,  
WINCHELSEA 3241

House

3 beds

1 baths

2 parking

### Indicative selling price

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

**Range \$499,000 - \$548,000**

### Median sale price

Median **House** for **WINCHELSEA** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$384,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**45 Tutegong Road,**  
Winchelsea 3241

Price **\$733,000** Sold 07  
March 2018

**15 Olney Street,**  
Winchelsea 3241

Price **\$560,000** Sold 24  
February 2018

**60 Lauders Lane,**  
Winchelsea 3241

Price **\$590,000** Sold 16 June  
2017

### 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.

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

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### Contact agents



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