

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 12 Cormorant Grange, Winter Valley, VIC 3358

Indicative selling price

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

Single Price \$260,000

Median sale price

Median price \$316,000 Property Type House Suburb Winter Valley (3358)

Period - From 16/05/2022 to 19/08/2022 Source Corelogic

Comparable property sales

A 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
19 Stork Street Winter Valley, VIC, 3358	\$330,000	05/05/2022
20 Alto Grange, Winter Valley	\$316,000	18/06/2022
22 Goldfinch Road, Winter Valley	\$315,000	07/08/2022

This Statement of Information was prepared on: 02/11/2022