



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**41 Armytage Street,
WINCHELSEA 3241**

Indicative selling price

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

Range \$389,000 - \$419,000

Median sale price

Median **House** for **WINCHELSEA** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$406,500

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.

13 Worland Street,
Winchelsea 3241

Price **\$415,000** Sold 03
November 2018

5 Worland Street,
Winchelsea 3241

Price **\$390,000** Sold 18 July
2018

87 Willis Street,
Winchelsea 3241

Price **\$405,000** Sold 09 July
2018

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 3220 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents



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