

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 and
postcode

64 AUSTIN STREET WINCHELSEA VIC 3241

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Winchelsea

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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

65 HOPKINS STREET WINCHELSEA VIC 3241	\$720,000	08-Apr-24
4 OLNEY STREET WINCHELSEA VIC 3241	\$745,000	14-Feb-24
6 JORDYN CLOSE WINCHELSEA VIC 3241	-	08-Oct-24

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.~~

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65 HOPKINS STREET WINCHELSEA VIC 3241 Sold Price **\$720,000** Sold Date **08-Apr-24**

3 2 2

Distance **0.72km**



4 OLNEY STREET WINCHELSEA VIC 3241 Sold Price **\$745,000** Sold Date **14-Feb-24**

4 2 2

Distance **0.9km**



6 JORDYN CLOSE WINCHELSEA VIC 3241 Sold Price ^{RS UN} Sold Date **08-Oct-24**

4 2 2

Distance **1.15km**

RS = Recent sale UN = Undisclosed Sale

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