

# 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 24 Venice Drive, Winter Valley Vic 3358  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$620,000 & \$630,000

### Median sale price

Median price \$580,000 Property Type House Suburb Winter Valley

Period - From 27/02/2024 to 28/01/2025 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	10 Parrot St WINTER VALLEY 3358	\$620,000	21/08/2023
2	3 Barn Owl Av WINTER VALLEY 3358	\$857,000	25/06/2024
3	4 Barn Owl Av WINTER VALLEY 3358	\$620,000	26/04/2024

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: 28/01/2025 12.13

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**Indicative Selling Price**  
\$620,000 - \$630,000

**Median House Price**

Year ending March 2024: \$580,000



**Property Type:**

Agent Comments

## Comparable Properties

**10 Parrot St WINTER VALLEY 3358 (REI)**

Agent Comments



**Price:** \$620,000

**Method:**

**Date:** 21/08/2023

**Property Type:** House



**3 Barn Owl Av WINTER VALLEY 3358 (REI)**

Agent Comments



**Price:** \$857,000

**Method:** Private Sale

**Date:** 25/06/2024

**Property Type:** House

**Land Size:** 663 sqm approx



**4 Barn Owl Av WINTER VALLEY 3358 (REI/VG)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 26/04/2024

**Property Type:** House

**Land Size:** 497 sqm approx

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