

# 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 or  
locality and postcode

13 Volt Street, Winter Valley Vic 3358

### Indicative selling price

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

Range between \$490,000 & \$520,000

### Median sale price

Median price \$550,000 Property Type House Suburb Winter Valley

Period - From 01/10/2024 to 31/12/2024 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	16 Vivid St WINTER VALLEY 3358	\$465,000	27/11/2024
2	4 Dumenils Way DELACOMBE 3356	\$515,000	05/06/2024
3	13 Reynolds Pde SMYTHES CREEK 3351	\$535,000	09/01/2024

**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:

06/02/2025 17:42



**Property Type:** Land

**Land Size:** 274 sqm approx

**Agent Comments**

## Comparable Properties



**16 Vivid St WINTER VALLEY 3358 (REI/VG)**

**Agent Comments**



**Price:** \$465,000

**Method:** Private Sale

**Date:** 27/11/2024

**Property Type:** House

**Land Size:** 270 sqm approx



**4 Dumenils Way DELACOMBE 3356 (REI/VG)**

**Agent Comments**



**Price:** \$515,000

**Method:** Private Sale

**Date:** 05/06/2024

**Property Type:** House

**Land Size:** 442 sqm approx



**13 Reynolds Pde SMYTHES CREEK 3351 (REI/VG)**

**Agent Comments**



**Price:** \$535,000

**Method:** Private Sale

**Date:** 09/01/2024

**Property Type:** House

**Land Size:** 352 sqm approx