

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

WINTER VALLEY VIC 3358

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

\$3,800,000

&

\$4,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Winter Valley

Period-from

01 Jun 2022

to

31 May 2023

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

486 GLENELG HIGHWAY WINTER VALLEY VIC 3358

\$1,100,000

11-Aug-21

61 MASADA BOULEVARD WINTER VALLEY VIC 3358

\$1,301,000

11-Mar-22

12 FAY DRIVE WINTER VALLEY VIC 3358

\$1,625,000

24-May-22

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.~~



486 GLENELG HIGHWAY WINTER VALLEY VIC 3358 Sold Price **\$1,100,000** Sold Date **11-Aug-21**

3 2 2

Distance **0.2km**



61 MASADA BOULEVARD WINTER VALLEY VIC 3358 Sold Price **\$1,301,000** Sold Date **11-Mar-22**

4 1 2

Distance **0.43km**



12 FAY DRIVE WINTER VALLEY VIC 3358 Sold Price **\$1,625,000** Sold Date **24-May-22**

4 2 4

Distance **0.75km**



597 GLENELG HIGHWAY SMYTHES CREEK VIC 3351 Sold Price **\$3,400,000** Sold Date **20-Oct-21**

4 2 2

Distance **1.03km**

RS = Recent sale UN = Undisclosed Sale

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