

## 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

23 JOHANNA DRIVE WINTER VALLEY VIC 3358

### Indicative selling price

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

Single Price

\$680,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Winter Valley

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

14 GRASSY STREET WINTER VALLEY VIC 3358	\$535,000	26-Apr-24
12 GRASSY STREET WINTER VALLEY VIC 3358	\$650,000	06-Jun-23
22 GELLIBRAND ROAD WINTER VALLEY VIC 3358	\$320,000	20-Dec-23

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: 23 October 2024



## 14 GRASSY STREET WINTER VALLEY VIC 3358

4 2 -

Sold Price **\$535,000** Sold Date **26-Apr-24**

Distance **0.08km**



## 12 GRASSY STREET WINTER VALLEY VIC 3358

4 2 2

Sold Price **\$650,000** Sold Date **06-Jun-23**

Distance **0.1km**



## 22 GELLIBRAND ROAD WINTER VALLEY VIC 3358

4 3 2

Sold Price **\$320,000** Sold Date **20-Dec-23**

Distance **0.13km**



## 68 ERSKINE ROAD WINTER VALLEY VIC 3358

4 2 2

Sold Price <sup>RS</sup> **\$550,000** Sold Date **15-Aug-24**

Distance **0.18km**



## 33 CUMBERLAND BOULEVARD WINTER VALLEY VIC 3358

4 2 2

Sold Price **\$482,500** Sold Date **21-Jun-24**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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