

## 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

65 COLLINS STREET WINCHELSEA VIC 3241

### 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

or range  
between

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Winchelsea

Period-from

01 Jun 2023

to

31 May 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

80 COLLINS STREET WINCHELSEA VIC 3241	\$950,000	31-May-23
9 RICHERT COURT WINCHELSEA VIC 3241	\$780,000	23-Jan-24
3220 PRINCES HIGHWAY WINCHELSEA VIC 3241	\$950,000	22-Mar-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.~~

This Statement of Information was prepared on: 21 June 2024

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**80 COLLINS STREET WINCHELSEA VIC 3241** Sold Price **\$950,000** Sold Date **31-May-23**

3 1 2

Distance **0.24km**



**9 RICHERT COURT WINCHELSEA VIC 3241** Sold Price **\$780,000** Sold Date **23-Jan-24**

3 1 -

Distance **2.48km**



**3220 PRINCES HIGHWAY WINCHELSEA VIC 3241** Sold Price <sup>RS</sup> **\$950,000** Sold Date **22-Mar-24**

3 1 4

Distance **5.1km**

RS = Recent sale      UN = Undisclosed Sale

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