

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 471 Greenhalghs Road, 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

Single price \$1,300,000

Median sale price

Median price \$550,000

Property Type House

Suburb Winter Valley

Period - From 26/11/2023

to 25/11/2024

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	36 Kennedys Rd SMYTHES CREEK 3351	\$1,370,000	03/04/2024
2	9 Vernons Rd ROSS CREEK 3351	\$1,385,000	11/10/2023
3	499 Bells Rd SMYTHES CREEK 3351	\$1,200,000	24/07/2023

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:

26/11/2024 13:32



 6
  3
  10

Property Type: House
Land Size: 7325sqm sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000
Median House Price
 26/11/2023 - 25/11/2024: \$550,000

Comparable Properties



36 Kennedys Rd SMYTHES CREEK 3351 (REI/VG)

Agent Comments

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  5

Price: \$1,370,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 20234.30 sqm approx



9 Vernons Rd ROSS CREEK 3351 (REI/VG)

Agent Comments

 4
  2
  6

Price: \$1,385,000
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 19829.61 sqm approx



499 Bells Rd SMYTHES CREEK 3351 (REI/VG)

Agent Comments

 6
  2
  2

Price: \$1,200,000
Method: Private Sale
Date: 24/07/2023
Property Type: House
Land Size: 80492.05 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300