

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

79 Erskine Road 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Other

Suburb

Winter Valley

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/12 Icon Drive Delacombe VIC 3356	\$363,000	26-Nov-20
82 Erskine Road Winter Valley VIC 3358	\$290,000	13-May-21
13 Opportunity Close Delacombe VIC 3356	\$302,500	18-Feb-21

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: 08 February 2022

McGrath

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2/12 Icon Drive Delacombe VIC 3356

Sold Price

\$363,000 Sold Date **26-Nov-20**

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Distance **0.44km**



82 Erskine Road Winter Valley VIC 3358

Sold Price

\$290,000 Sold Date **13-May-21**

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Distance **0.07km**



13 Opportunity Close Delacombe VIC 3356

Sold Price

\$302,500 Sold Date **18-Feb-21**

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Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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