

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 or locality and postcode

54 Telluride Drive 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

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 or range between

\$630,000

 &

\$650,000

Median sale price

Median price

\$587,000

 Property type

House

 Suburb

Winter Valley

Period - From

01-05-2021

 to

30-04-2022

 Source

Corelogic

Comparable property sales

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
13 Wedge Tail Drive Winter Valley VIC 3358	\$637,000	25-01-2022
6 Cromer Court Winter Valley VIC 3358	\$625,000	27-04-2022
6 Corvara Drive Winter Valley VIC 3358	\$630,000	02-12-2021

This Statement of Information was prepared on:

31-05-2022
