

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

508 Glenelg Highway, Winter Valley Vic 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,845,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Winter Valley

Period - From

01/04/2021

to

31/03/2022

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	113 Webb Rd BONSHAW 3352	\$2,000,000	09/02/2021
2	12 Fay Dr WINTER VALLEY 3358	\$1,625,000	26/05/2022
3	969 Glenelg Hwy SMYTHES CREEK 3351	\$1,200,000	29/11/2021

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:

30/06/2022 10:50