

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

400 GREENHALGHS 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

or range
between

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$299,750

Property type

Land

Suburb

Winter Valley

Period-from

01 Nov 2022

to

31 Oct 2023

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

36 HOWKINS AVENUE WINTER VALLEY VIC 3358	\$320,000	06-Jan-23
40 SNOWBIRD ROAD WINTER VALLEY VIC 3358	\$294,450	25-Aug-23
38 SNOWBIRD ROAD WINTER VALLEY VIC 3358	\$295,450	01-Sep-23

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: 27 November 2023



36 HOWKINS AVENUE WINTER VALLEY VIC 3358

 4
  2
  -

Sold Price

\$320,000

Sold Date

06-Jan-23

Distance

0.78km


40 SNOWBIRD ROAD WINTER VALLEY VIC 3358

 -
  -
  -

Sold Price

\$294,450

Sold Date

25-Aug-23

Distance

0.2km


38 SNOWBIRD ROAD WINTER VALLEY VIC 3358

 4
  2
  2

Sold Price

\$295,450

Sold Date

01-Sep-23

Distance

0.2km


4 HAKUBA WAY WINTER VALLEY VIC 3358

 -
  -
  -

Sold Price

\$280,000

Sold Date

22-Sep-22

Distance

0.28km


47 STEAMBOAT AVENUE WINTER VALLEY VIC 3358

 -
  -
  -

Sold Price

\$362,500

Sold Date

06-Dec-22

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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