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	18 Tilbury Street, 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

Range between	\$500,000	&	\$550,000

Median sale price

Median price	\$580,000	Pro	perty Type Hou	ıse	;	Suburb	Winter Valley
Period - From	01/04/2023	to	31/03/2024	Sou	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	153 Majestic Way WINTER VALLEY 3358	\$548,000	13/03/2024
2	4 Jade CI DELACOMBE 3356	\$535,000	14/03/2024
3	151 Majestic Way WINTER VALLEY 3358	\$515,000	13/05/2024

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:	28/05/2024 18:04
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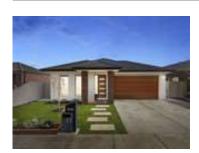


Property Type: House (Res) Land Size: 749 sqm approx

Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median House Price** Year ending March 2024: \$580,000

Comparable Properties



153 Majestic Way WINTER VALLEY 3358

(REI/VG) **=** 3







Price: \$548,000 Method: Private Sale Date: 13/03/2024 **Property Type:** House Land Size: 447 sqm approx **Agent Comments**



4 Jade CI DELACOMBE 3356 (REI)

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Agent Comments

Price: \$535,000 Method: Private Sale Date: 14/03/2024 Property Type: House Land Size: 765 sqm approx

151 Majestic Way WINTER VALLEY 3358 (REI) Agent Comments









Price: \$515,000 Method: Private Sale Date: 13/05/2024 Property Type: House Land Size: 448 sqm approx

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



