

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

18 Tilbury Street, Winter Valley Vic 3358

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

Property Type

House

Suburb

Winter Valley

Period - From

01/04/2023

to

31/03/2024

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	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



3 2 3

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)

Agent Comments

3 2 2

Price: \$548,000

Method: Private Sale

Date: 13/03/2024

Property Type: House

Land Size: 447 sqm approx



4 Jade CI DELACOMBE 3356 (REI)

Agent Comments

3 2 4

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

3 2 2

Price: \$515,000

Method: Private Sale

Date: 13/05/2024

Property Type: House

Land Size: 448 sqm approx