

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

53 SPOONBILL AVENUE 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Winter Valley

Period-from

01 Jun 2022

to

31 May 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

7 AMALFI STREET WINTER VALLEY VIC 3358	\$277,500	21-Dec-21
11 HARNESS WAY WINTER VALLEY VIC 3358	\$230,000	05-Apr-23
31 RUTLEDGE WAY WINTER VALLEY VIC 3358	\$284,000	20-Dec-21

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: 08 June 2023



7 AMALFI STREET WINTER VALLEY VIC 3358

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Sold Price

\$277,500

Sold Date

21-Dec-21

Distance

0.13km


11 HARNESS WAY WINTER VALLEY VIC 3358

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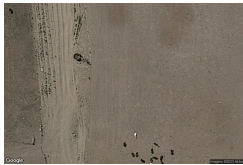
Sold Price

\$230,000

Sold Date

05-Apr-23

Distance

0.18km


31 RUTLEDGE WAY WINTER VALLEY VIC 3358

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Sold Price

\$284,000

Sold Date

20-Dec-21

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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