

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

22 STEPHENSON STREET WINCHELSEA VIC 3241

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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

Suburb

Winchelsea

Period-from

01 Jan 2024

to

31 Dec 2024

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

2 MORAN WAY WINCHELSEA VIC 3241	\$370,000	05-Dec-24
15 SMITH STREET WINCHELSEA VIC 3241	\$370,000	19-Aug-24
21 SMITH STREET WINCHELSEA VIC 3241	\$360,000	01-May-24

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: 14 January 2025



2 MORAN WAY WINCHELSEA VIC 3241

Sold Price

^{RS}

\$370,000

Sold Date

05-Dec-24

 -  -  -

Distance

0.87km



15 SMITH STREET WINCHELSEA VIC 3241

Sold Price

\$370,000

Sold Date

19-Aug-24

 -  -  2

Distance

1.18km



21 SMITH STREET WINCHELSEA VIC 3241

Sold Price

\$360,000

Sold Date

01-May-24

 4  2  2

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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