

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

13 Elegante Road, Winter Valley Vic 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$590,000

Median sale price

Median price \$635,000 Property Type House Suburb Winter Valley

Period - From 01/10/2022 to 31/12/2022 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	23 Gemstone Rd WINTER VALLEY 3358	\$590,000	24/05/2022
2	16 Anneke Way WINTER VALLEY 3358	\$575,000	23/03/2023
3	14 Annmaree Dr WINTER VALLEY 3358	\$571,000	11/11/2022

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:

28/03/2023 21:27

13 Elegante Road, Winter Valley Vic 3358



Scott Petrie

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Indicative Selling Price

\$570,000 - \$590,000

Median House Price

December quarter 2022: \$635,000



2 2 2

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



23 Gemstone Rd WINTER VALLEY 3358 (REI/VG)

Agent Comments

4 2 2

Price: \$590,000

Method: Private Sale

Date: 24/05/2022

Property Type: House (Res)

Land Size: 512 sqm approx



16 Anneke Way WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$575,000

Method: Private Sale

Date: 23/03/2023

Property Type: House

Land Size: 490 sqm approx



14 Annmaree Dr WINTER VALLEY 3358 (REI/VG)

Agent Comments

4 2 2

Price: \$571,000

Method: Private Sale

Date: 11/11/2022

Property Type: House

Land Size: 630 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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