

# 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

14 Annmaree Drive, Winter Valley Vic 3358

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$570,000

&

\$590,000

### Median sale price

Median price

\$615,000

Property Type

House

Suburb

Winter Valley

Period - From

04/10/2021

to

03/10/2022

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	24 Royale St DELACOMBE 3356	\$586,000	02/08/2022
2	12 Honour Av WINTER VALLEY 3358	\$575,000	19/09/2022
3	8 Hakuba Way WINTER VALLEY 3358	\$570,000	21/07/2022

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:

04/10/2022 10:38

14 Annmaree Drive, Winter Valley Vic 3358



Scott Petrie  
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4 2 2

**Property Type:** House  
**Land Size:** 630 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$590,000  
**Median House Price**  
04/10/2021 - 03/10/2022: \$615,000

## Comparable Properties



**24 Royale St DELACOMBE 3356 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$586,000  
**Method:** Private Sale  
**Date:** 02/08/2022  
**Property Type:** House  
**Land Size:** 622 sqm approx



**12 Honour Av WINTER VALLEY 3358 (REI)**

**Agent Comments**

4 2 2

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 19/09/2022  
**Property Type:** House  
**Land Size:** 493 sqm approx



**8 Hakuba Way WINTER VALLEY 3358 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 21/07/2022  
**Property Type:** House  
**Land Size:** 544 sqm approx

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



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