

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

59 CORMORANT GRANGE 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

\$249,000

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 Jul 2022

to

30 Jun 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

50 GOLDFINCH ROAD WINTER VALLEY VIC 3358	\$315,000	30-Sep-22
49 CORMORANT GRANGE WINTER VALLEY VIC 3358	\$299,000	24-Aug-22
48 GOLDFINCH ROAD WINTER VALLEY VIC 3358	\$290,000	09-Mar-23

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: 10 July 2023

McGrath

Alysha Croxford

M 03 5332 9226

E alyshacroxford@mcgrath.com.au



50 GOLDFINCH ROAD WINTER VALLEY VIC 3358

Sold Price

\$315,000

Sold Date **30-Sep-22**

 4  2  -

Distance **0.05km**



49 CORMORANT GRANGE WINTER VALLEY VIC 3358

Sold Price

\$299,000

Sold Date **24-Aug-22**

 4  2  -

Distance **0.07km**



48 GOLDFINCH ROAD WINTER VALLEY VIC 3358

Sold Price

\$290,000

Sold Date **09-Mar-23**

 -  -  -

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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