

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 49 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 or range between \$299,000 & \$310,000

Median sale price

Median price \$254,000 Property type Land Suburb Winter Valley

Period - From 01-07-2021 to 30-06-2022 Source Corelogic

Comparable property sales

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 |
|--|-----------|--------------|
| 22 Goldfinch Road Winter Valley VIC 3358 | \$315,000 | 27-06-2022 |
| 82 Wedge Tail Drive Winter Valley VIC 3358 | \$310,000 | 04-04-2022 |
| 50 Erskine Road Winter Valley VIC 3358 | \$307,000 | 29-03-2022 |

This Statement of Information was prepared on: 20-07-2022