

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

11 Shaftesbury Avenue 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

\$569,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$200,000

Property type

Land

Suburb

Winter Valley

Period-from

01 Jan 2021

to

31 Dec 2021

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

102 Wiltshire Lane Winter Valley VIC 3358	\$525,000	03-Mar-21
461 Wiltshire Lane Delacombe VIC 3356	\$500,000	09-Jul-21
3/1416 Gregory Street Lake Wendouree VIC 3350	\$550,000	09-Jun-21

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.~~

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McGrath

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102 Wiltshire Lane Winter Valley VIC 3358

3 2 2

Sold Price

\$525,000

Sold Date

03-Mar-21

Distance

0.22km



461 Wiltshire Lane Delacombe VIC 3356

- - -

Sold Price

\$500,000

Sold Date

09-Jul-21

Distance

0.23km



3/1416 Gregory Street Lake Wendouree VIC 3350

3 2 2

Sold Price

\$550,000

Sold Date

09-Jun-21

Distance

4.67km

RS = Recent sale

UN = Undisclosed Sale

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