

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

Lot 24 River Edge Winchelsea

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

\$285,000

&

\$312,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,000

Property type

Other

Suburb

Winchelsea

Period-from

01 Sep 2019

to

31 Aug 2020

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

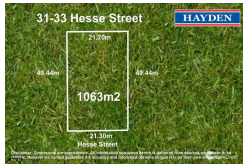
Date of sale

31-33 Hesse Street Winchelsea VIC 3241	\$275,000	15-Aug-20
23 McDonald Drive Winchelsea VIC 3241	\$365,000	22-Feb-20
18 Waterloo Plains Crescent Winchelsea VIC 3241	\$260,000	24-Jul-20

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: 12 September 2020



31-33 Hesse Street Winchelsea VIC 3241 Sold Price **\$275,000** Sold Date **15-Aug-20**

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Distance **0.28km**



23 McDonald Drive Winchelsea VIC 3241 Sold Price **\$365,000** Sold Date **22-Feb-20**

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Distance **0.41km**



18 Waterloo Plains Crescent Winchelsea VIC 3241 Sold Price **\$260,000** Sold Date **24-Jul-20**

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Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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