

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

24 Venice Drive, Winter Valley Vic 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$640,000

Median sale price

Median price \$580,000 Property Type House Suburb Winter Valley

Period - From 01/04/2023 to 31/03/2024 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	10 Parrot St WINTER VALLEY 3358	\$620,000	21/08/2023
2	3 Barn Owl Av WINTER VALLEY 3358	\$857,000	25/06/2024
3	4 Barn Owl Av WINTER VALLEY 3358	\$620,000	26/04/2024

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:

23/10/2024 15:08

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Indicative Selling Price

\$630,000 - \$640,000

Median House Price

Year ending March 2024: \$580,000



Property Type:

Agent Comments

Comparable Properties

10 Parrot St WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$620,000

Method:

Date: 21/08/2023

Property Type: House



3 Barn Owl Av WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$857,000

Method: Private Sale

Date: 25/06/2024

Property Type: House

Land Size: 663 sqm approx



4 Barn Owl Av WINTER VALLEY 3358 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 26/04/2024

Property Type: House

Land Size: 497 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408