

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 Daintree Drive,  
WINCHELSEA 3241

House

3 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$415,000 - \$445,000**

### Median sale price

Median **House** for **WINCHELSEA** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$405,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2 Reynolds Road,**  
Winchelsea 3241

Price **\$433,000** Sold 19 June  
2018

**5 McDonald Drive,**  
Winchelsea 3241

Price **\$426,500** Sold 17  
February 2018

**67 Harding Street,**  
Winchelsea 3241

Price **\$430,000** Sold 16 June  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Team 3216 Pty Ltd t/as Hayeswinckle Agent

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



Michelle Winckle

03 5241 1488  
0416 1179 78

[michelle.winckle@hayeswinckle.com.au](mailto:michelle.winckle@hayeswinckle.com.au)



Yan Lin

03 5241 1488  
0433 841 513

[yan.lin@hayeswinckle.com.au](mailto:yan.lin@hayeswinckle.com.au)

[ hayeswinckle ]