

## STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property address: Lot 69 Waterloo Plains Crescent, Winchelsea VIC 3241

### Indicative selling price:

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

\*Delete single price or range as applicable

Single Price \$172,000 or range between &

### Median sale price:

(\*Delete house or unit as applicable)

Median Price \$357,000 House Suburb or locality Winchelsea

Period - From 01/01/2017 to 30/11/2017 Source Pricfinder.com.au

### 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 SALES
7 Glenmore Street, Winchelsea VIC 3241	\$163,000	05/09/2016
22 Glenmore Street, Winchelsea VIC 3241	\$168,000	18/07/2017
2 Toulon Court, Winchelsea VIC 3241	\$170,000	14/03/2017

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