STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

5 JORDYN CLOSE, WINCHELSEA, VIC   🛏 3   🛁 1   🚗 1
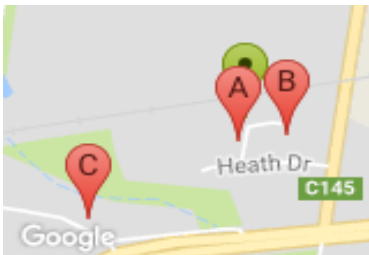
Indicative Selling Price

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

Single Price: **$390,000**

Provided by: Erica McNama, Richardson Real Estate Colac

MEDIAN SALE PRICE

WINCHELSEA, VIC, 3241

Suburb Median Sale Price (House)

$387,500

01 April 2017 to 31 March 2018   Provided by: **pricefinder**

COMPARABLE PROPERTIES

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 most comparable to the property for sale.

2 JORDYN CL, WINCHELSEA, VIC 3241   🛏 3   🛁 2   🚗 2

Sale Price

$408,000

Sale Date: 10/04/2018

Distance from Property: 43m   Ⓐ

11 JORDYN CL, WINCHELSEA, VIC 3241   🛏 3   🛁 2   🚗 2

Sale Price

**$410,000

Sale Date: 08/06/2018

Distance from Property: 76m   Ⓑ

6 OLNEY ST, WINCHELSEA, VIC 3241   🛏 3   🛁 1   🚗 2

Sale Price

$390,000

Sale Date: 23/03/2018

Distance from Property: 309m   Ⓒ

This report has been compiled on 25/06/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 JORDYN CLOSE, WINCHELSEA, VIC 3241

Indicative selling price

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

Single Price:	$390,000

Median sale price

Median price	$387,500	House	X	Unit		Suburb	WINCHELSEA
Period	01 April 2017 to 31 March 2018			Source		pricefinder	

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 JORDYN CL, WINCHELSEA, VIC 3241	$408,000	10/04/2018
11 JORDYN CL, WINCHELSEA, VIC 3241	**$410,000	08/06/2018
6 OLNEY ST, WINCHELSEA, VIC 3241	$390,000	23/03/2018