



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**14 Austin Street,  
WINCHELSEA 3241**

### Indicative selling price

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

**Single price \$429,000**

### Median sale price

Median **House** for **WINCHELSEA** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$420,000**

### Comparable property sales

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 the most comparable to the property for sale.

<b>39 Armytage Street,</b> Winchelsea 3241	<b>Price \$430,000</b> Sold 04 May 2019
<b>18 Austin Street,</b> Winchelsea 3241	<b>Price \$435,000</b> Sold 25 February 2019
<b>25 Hopkins Street,</b> Winchelsea 3241	<b>Price \$420,000</b> Sold 01 November 2019

This Statement of Information was prepared on 28th Nov 2019

### 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.

House

3 beds

1 baths

1 parking

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

2/318 Pakington Street,  
Newtown VIC 3220

### Contact agents



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