

# 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

18 Wedge Tail Drive, Winter Valley Vic 3358

### Indicative selling price

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

Range between

\$660,000

&

\$680,000

### 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	28 Todd St LUCAS 3350	\$688,000	22/04/2024
2	4 Canopy Av ALFREDTON 3350	\$680,000	22/03/2024
3	31 Lawrie Dr ALFREDTON 3350	\$670,000	21/03/2024

**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:

27/06/2024 18:30

18 Wedge Tail Drive, Winter Valley Vic 3358



Hannah Baker  
0353334322  
0457988876

[hannah@trevorpetrie.com.au](mailto:hannah@trevorpetrie.com.au)

**Indicative Selling Price**

\$660,000 - \$680,000

**Median House Price**

Year ending March 2024: \$580,000



4 2 2

**Property Type:** House

**Land Size:** 608 sqm approx

**Agent Comments**

## Comparable Properties



**28 Todd St LUCAS 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$688,000

**Method:** Private Sale

**Date:** 22/04/2024

**Property Type:** House (Res)

**Land Size:** 544 sqm approx



**4 Canopy Av ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$680,000

**Method:** Private Sale

**Date:** 22/03/2024

**Property Type:** House

**Land Size:** 608 sqm approx



**31 Lawrie Dr ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$670,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** House

**Land Size:** 759 sqm approx

**Account** - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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