

## 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 and  
postcode

70 GLENMORE STREET 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

or range  
between

\$415,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Land

Suburb

Winchelsea

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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

4 NANKOORA DRIVE WINCHELSEA VIC 3241	\$452,000	08-Feb-24
2 NANKOORA DRIVE WINCHELSEA VIC 3241	\$420,000	24-Jun-24
LOT 65 GLENMORE STREET WINCHELSEA VIC 3241	\$420,000	04-Mar-24

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.~~

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**4 NANKOORA DRIVE  
WINCHELSEA VIC 3241**



Sold Price **\$452,000** Sold Date **08-Feb-24**

Distance **0.2km**



**2 NANKOORA DRIVE WINCHELSEA  
VIC 3241**



Sold Price **\$420,000** Sold Date **24-Jun-24**

Distance **0.17km**



**LOT 65 GLENMORE STREET  
WINCHELSEA VIC 3241**



Sold Price Sold Date **04-Mar-24**

Distance **0.62km**

RS = Recent sale      UN = Undisclosed Sale

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