

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

16 BOWERBIRD GRANGE WINTER VALLEY VIC 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,000

Property type

House

Suburb

Winter Valley

Period-from

01 Sep 2022

to

31 Aug 2023

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

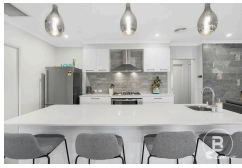
Date of sale

19 RACING WAY WINTER VALLEY VIC 3358	\$660,000	18-Apr-23
12 GRASSY STREET WINTER VALLEY VIC 3358	\$650,000	16-Jun-23
22 VERDALE DRIVE ALFREDTON VIC 3350	\$677,000	03-Apr-23

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: 01 September 2023



19 RACING WAY WINTER VALLEY VIC 3358

Sold Price **\$660,000** Sold Date **18-Apr-23**

4 2 2

Distance **0.98km**



12 GRASSY STREET WINTER VALLEY VIC 3358

Sold Price ^{RS} **\$650,000** Sold Date **16-Jun-23**

4 2 2

Distance **1.23km**



22 VERDALE DRIVE ALFREDTON VIC 3350

Sold Price **\$677,000** Sold Date **03-Apr-23**

4 2 2

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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