

# 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

19 Racing Way Winter Valley VIC 3358

### 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 \$650,000 & \$700,000

### Median sale price

Median price \$601,500 Property type House Suburb Winter Valley

Period - From 01.09.2021 to 31.08.2022 Source Corelogic

### Comparable property sales

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
16 Silver Leaf Way Winter Valley VIC 3358	\$725,000	14.06.2022
50 Yorkdale Boulevard Winter Valley VIC 3358	\$790,000	06.09.2022
24 Annmaree Drive Winter Valley VIC 3358	\$760,000	01.08.2022

This Statement of Information was prepared on: 12.01.2023