

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

13 VIVID STREET 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

\$299,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$255,000

Property type

Land

Suburb

Winter Valley

Period-from

01 Jul 2021

to

30 Jun 2022

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

385 GLENELG HIGHWAY SMYTHES CREEK VIC 3351	\$590,000	03-Feb-22
7 GRETТА STREET SMYTHES CREEK VIC 3351	\$320,000	20-Feb-22
10 HOTCHKISS WAY SMYTHES CREEK VIC 3351	\$315,000	16-Mar-22

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: 02 July 2022



385 GLENELG HIGHWAY SMYTHES CREEK VIC 3351 Sold Price **\$590,000** Sold Date **03-Feb-22**

 4  2  -

Distance -



7 GRETTA STREET SMYTHES CREEK VIC 3351 Sold Price **\$320,000** Sold Date **20-Feb-22**

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Distance -



10 HOTCHKISS WAY SMYTHES CREEK VIC 3351 Sold Price **\$315,000** Sold Date **16-Mar-22**

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Distance -

RS = Recent sale UN = Undisclosed Sale

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