

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

77 ERSKINE ROAD 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Other

Suburb

Winter Valley

Period-from

01 Oct 2021

to

30 Sep 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

79 ERSKINE ROAD WINTER VALLEY VIC 3358	\$350,000	30-May-22
17 CASSOWARY WAY WINTER VALLEY VIC 3358	\$350,000	13-Dec-21
44 ERSKINE ROAD WINTER VALLEY VIC 3358	\$342,000	28-Feb-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: 18 October 2022

McGrath

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79 ERSKINE ROAD WINTER VALLEY VIC 3358

4 2 -

Sold Price

\$350,000

Sold Date **30-May-22**

Distance

0.02km



17 CASSOWARY WAY WINTER VALLEY VIC 3358

- - -

Sold Price

Sold Date **13-Dec-21**

Distance

0.15km



44 ERSKINE ROAD WINTER VALLEY VIC 3358

4 2 -

Sold Price

\$342,000

Sold Date **28-Feb-22**

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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