

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

54 Majestic Way, Winter Valley Vic 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$695,000

Median sale price

Median price \$550,000 Property Type House Suburb Winter Valley

Period - From 22/11/2020 to 21/11/2021 Source REIV

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
1	35 Alfredton Dr ALFREDTON 3350	\$710,000	18/10/2021
2	2 Cuzens Rd ALFREDTON 3350	\$705,000	24/11/2020
3	31 Neway Av DELACOMBE 3356	\$695,000	03/09/2021

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:

22/11/2021 09:28

54 Majestic Way, Winter Valley Vic 3358



Trevor Petrie
03 5333 4322
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4 2 2

Rooms: 7
Property Type: House
Land Size: 704 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$695,000
Median House Price
22/11/2020 - 21/11/2021: \$550,000

Comparable Properties



35 Alfredton Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$710,000
Method: Private Sale
Date: 18/10/2021
Property Type: House (Res)
Land Size: 754 sqm approx



2 Cuzens Rd ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 6

Price: \$705,000
Method: Private Sale
Date: 24/11/2020
Property Type: House (Res)
Land Size: 934 sqm approx

31 Neway Av DELACOMBE 3356 (VG)

Agent Comments

4 - -

Price: \$695,000
Method: Sale
Date: 03/09/2021
Property Type: House (Res)
Land Size: 628 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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