

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

42 Armytage Street Winchelsea VIC 3241

Indicative selling price

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

Single Price

\$483,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

House

Suburb

Winchelsea

Period-from

01 Oct 2018

to

30 Sep 2019

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

28 Olney Street Winchelsea VIC 3241	\$505,000	27-Apr-19
5 Newman Place Winchelsea VIC 3241	\$487,000	21-Sep-18
5 Redgum Court Winchelsea VIC 3241	\$475,000	13-May-19

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: 29 October 2019



28 Olney Street Winchelsea VIC 3241

 4  2  3

Sold Price **\$505,000** Sold Date **27-Apr-19**

Distance **1.3km**



5 Newman Place Winchelsea VIC 3241

 4  2  2

Sold Price **\$487,000** Sold Date **21-Sep-18**

Distance **1.1km**



5 Redgum Court Winchelsea VIC 3241

 3  2  2

Sold Price **\$475,000** Sold Date **13-May-19**

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale

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