



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**39 Hesse Street,  
WINCHELSEA 3241**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$469,000 - \$499,000**

### Median sale price

Median **House** for **WINCHELSEA** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$405,000**

### Comparable property sales

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 the most comparable to the property for sale.

**16 Witcombe Street,**  
Winchelsea 3241

**Price \$512,000** Sold 15  
August 2018

**9 McDonald Drive,**  
Winchelsea 3241

**Price \$535,000** Sold 30 June  
2018

**5 Newman Place,**  
Winchelsea 3241

**Price \$487,000** Sold 21  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House  
3 beds 2 baths 2 parking

**Team 3219 Pty Ltd t/as  
Hayeswinckle Agent**

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### Contact agents

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