

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

33 Valberg 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 \$680,000 & \$700,000

Median sale price

Median price \$600,000 Property type House Suburb Winter Valley

Period - From 01.09.2021 to 31.08.2022 Source Corelogic

Comparable property sales

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 10 Yorkdale Boulevard Winter Valley VIC 3358 | \$740,000 | 10-08-2021 |
| 121 Majestic Way Winter Valley VIC 3358 | \$725,000 | 10-01-2022 |
| | | |

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: 15.09.2022