# 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

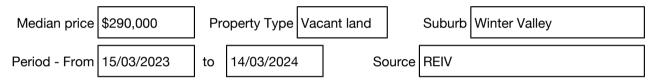
132 Majestic Way, Winter Valley Vic 3358

## Indicative selling price

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Single price \$550,000

#### Median sale price



## 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	136 Whitelaw Av DELACOMBE 3356	\$520,000	17/03/2023
2	102 Aspect Pde ALFREDTON 3350	\$495,000	18/09/2023
3	10 Bluegrass Way WINTER VALLEY 3358	\$485,000	18/09/2023

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:

15/03/2024 13:02









Property Type: Land Land Size: 2000 sqm approx Agent Comments Indicative Selling Price \$550,000 Median Land Price 15/03/2023 - 14/03/2024: \$290,000

# **Comparable Properties**

136 Whitelaw Av DELACOMBE 3356 (REI)



Price: \$520,000 Method: Private Sale Date: 17/03/2023 Property Type: Land (Res) Land Size: 1801 sqm approx Agent Comments

102 Aspect Pde ALFREDTON 3350 (VG)

Agent Comments



Price: \$495,000 Method: Sale Date: 18/09/2023 Property Type: Land Land Size: 530 sqm approx



10 Bluegrass Way WINTER VALLEY 3358 (VG) Agent Comments



Price: \$485,000 Method: Sale Date: 18/09/2023 Property Type: Land Land Size: 2595 sqm approx

#### Account - Fletchers | P: 03 5333 4797



propertydata

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