

## 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

5 Duffy Street, Winslow Vic 3281

#### Indicative selling price

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

Single price \$189,000

#### Median sale price

Median price  House  Unit  Suburb or locality Winslow

Period - From  to  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 eighteen 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	8 Duffy St WINSLOW 3281	\$310,000	08/04/2017
2	485 Ibbs La MAILORS FLAT 3275	\$295,000	12/10/2016
3	lot 2 GrannyS Rd WINSLOW 3281	\$112,000	09/09/2016

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 eighteen months.~~

5 Duffy Street, Winslow Vic 3281



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**Indicative Selling Price**  
\$189,000

**Rooms:**  
**Property Type:** House  
**Land Size:** 1439 sqm approx  
**Agent Comments**

## Comparable Properties

8 Duffy St WINSLOW 3281 (VG)

**Agent Comments**

3   -   -

**Price:** \$310,000  
**Method:** Sale  
**Date:** 08/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 2023 sqm approx

485 Ibbs La MAILORS FLAT 3275 (VG)

**Agent Comments**

3   -   -

**Price:** \$295,000  
**Method:** Sale  
**Date:** 12/10/2016  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 9404 sqm approx



lot 2 GrannyS Rd WINSLOW 3281 (REI)

**Agent Comments**

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**Price:** \$112,000  
**Method:** Auction Sale  
**Date:** 09/09/2016  
**Rooms:** -  
**Property Type:** Land