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 andpostcode

5 Duffy Street, Winslow Vic 3281

Indicative selling price

For the meaning of this price see 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.

Ado	dress of comparable property	Price	Date of sale
1	8 Duffy St WINSLOW 3281	\$310,000	08/04/2017
2	485 lbbs 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.

Account - Roberts One Real Estate | P: 03 5564 4555 | F: 03 5564 4544

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 1439 sqm approx Agent Comments Indicative Selling Price \$189,000

Comparable Properties



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

485 lbbs La MAILORS FLAT 3275 (VG)

Agent Comments

Agent Comments



Land Size: 9404 sqm approx

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



lot 2 GrannyS Rd WINSLOW 3281 (REI)

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Agent Comments



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