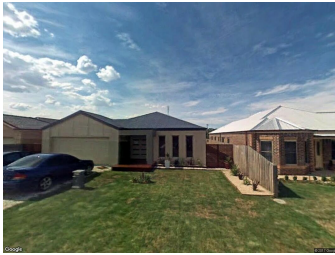


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 DAINTREE DRIVE, WINCHELSEA, VIC

4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$479,000

Provided by: matthewroberts, Hocking Stuart Geelong

MEDIAN SALE PRICE



WINCHELSEA, VIC, 3241

Suburb Median Sale Price (House)

\$312,500

01 April 2017 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10 HARDING ST, WINCHELSEA, VIC 3241

3 2 3

Sale Price

\$445,000

Sale Date: 08/04/2017

Distance from Property: 562m



12 ARMYTAGE ST, WINCHELSEA, VIC 3241

3 2 2

Sale Price

\$460,000

Sale Date: 09/12/2016

Distance from Property: 848m



59 BATSON ST, WINCHELSEA, VIC 3241

3 2 2

Sale Price

\$460,000

Sale Date: 03/12/2015

Distance from Property: 993m



This report has been compiled on 20/07/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 DAINTREE DRIVE, WINCHELSEA, VIC 3241

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$479,000

Median sale price

Median price

\$312,500

House

X

Unit

Suburb

WINCHELSEA

Period

01 April 2017 to 30 June 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10 HARDING ST, WINCHELSEA, VIC 3241	\$445,000	08/04/2017
12 ARMYTAGE ST, WINCHELSEA, VIC 3241	\$460,000	09/12/2016
59 BATSON ST, WINCHELSEA, VIC 3241	\$460,000	03/12/2015