

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property address: Lot 118 Kinross Drive, Winchelsea

Indicative selling price:

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

*Delete single price or range as applicable

Single Price \$330,000 or range between &

Median sale price:

(*Delete house or unit as applicable)

Median Price \$330,000 LAND Suburb or locality Winchelsea

Period - From May 2020 to November 2020 Source PriceFinder

Comparable property sales:

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 SALES
Lot 98 St Leonards Road, Winchelsea	\$330,000	11/02/2020
Lot 97 St Leonards Road, Winchelsea	\$330,000	26/02/2020
Lot 121 Kinross Drive, Winchelsea	\$330,000	11/02/2020

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Loyal Agent!