

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

172 Majestic Way, Winter Valley Vic 3358

Indicative selling price

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

Range between \$570,000 & \$590,000

Median sale price

Median price \$587,500 Property Type House Suburb Winter Valley

Period - From 17/10/2022 to 16/10/2023 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 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	15 Barn Owl Av WINTER VALLEY 3358	\$585,000	21/09/2023
2	1 Nozawa St WINTER VALLEY 3358	\$580,000	16/08/2023
3	23 Cormorant Grng WINTER VALLEY 3358	\$570,000	23/08/2023

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: 17/10/2023 10:38



 4  2  2

Property Type: House
Land Size: 575 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$590,000
Median House Price
17/10/2022 - 16/10/2023: \$587,500

Comparable Properties



15 Barn Owl Av WINTER VALLEY 3358 (REI)

Agent Comments

 4  2  2

Price: \$585,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 612 sqm approx



1 Nozawa St WINTER VALLEY 3358 (REI/VG)

Agent Comments

 4  2  2

Price: \$580,000
Method: Private Sale
Date: 16/08/2023
Property Type: House
Land Size: 611 sqm approx



23 Cormorant Grng WINTER VALLEY 3358 (REI)

Agent Comments

 4  2  2

Price: \$570,000
Method: Private Sale
Date: 23/08/2023
Property Type: House (Res)
Land Size: 774 sqm approx