

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 and
postcode

28 WEDGE TAIL DRIVE WINTER VALLEY VIC 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$220,000

Property type

House

Suburb

Winter Valley

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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

13 WEDGE TAIL DRIVE WINTER VALLEY VIC 3358	\$637,000	02-Feb-22
36 ROSCOMMON AVENUE ALFREDTON VIC 3350	\$720,000	14-Jan-22
19 DONEGAL DRIVE ALFREDTON VIC 3350	\$675,000	31-Dec-21

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: 27 March 2022



13 WEDGE TAIL DRIVE WINTER VALLEY VIC 3358

4 2 2

Sold Price

RS

\$637,000

Sold Date

02-Feb-22

Distance

0.17km



36 ROSCOMMON AVENUE ALFREDTON VIC 3350

3 2 2

Sold Price

\$720,000

Sold Date

14-Jan-22

Distance

1.03km



19 DONEGAL DRIVE ALFREDTON VIC 3350

4 2 2

Sold Price

\$675,000

Sold Date

31-Dec-21

Distance

0.91km



15 WEDGE TAIL DRIVE WINTER VALLEY VIC 3358

4 2 2

Sold Price

\$600,000

Sold Date

16-Nov-21

Distance

0.15km



52 WEDGE TAIL DRIVE WINTER VALLEY VIC 3358

4 2 2

Sold Price

RS

\$615,000

Sold Date

22-Feb-22

Distance

0.25km



90 ALFREDTON DRIVE ALFREDTON VIC 3350

4 2 3

Sold Price

\$736,000

Sold Date

15-Nov-21

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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McGrath

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27 CAVAN GROVE ALFREDTON VIC 3350

4 2 2

Sold Price

^{RS}

\$700,000

Sold Date

18-Feb-22

Distance

1.13km



7 ARMAGH STREET ALFREDTON VIC 3350

4 2 2

Sold Price

\$759,950

Sold Date

27-Sep-21

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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