

# 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 4 Hakuba Way Winter Valley VIC 3358

### Indicative selling price

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

Single price \$290,000

or range between

&

### Median sale price

Median price \$254,000

Property type Land

Suburb Winter Valley

Period - From 01.08.2021

to

31.07.2022

Source Corelogic

### 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 sale
16 Alto Grange Winter Valley VIC 3358	\$299,000	30.10.2021
7 Bluegrass Way Winter Valley VIC 3358	\$290,000	24.08.2021
37 Valberg Street Winter Valley VIC 3358	\$310,000	22.10.2021

This Statement of Information was prepared on: 30.08.2022