

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

57 HARDING STREET WINCHELSEA VIC 3241

Indicative selling price

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

Single Price

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,500

Property type

Other

Suburb

Winchelsea

Period-from

01 Jun 2021

to

31 May 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

31 AUSTIN STREET WINCHELSEA VIC 3241	\$400,000	28-Mar-22
28 GOSNEY STREET WINCHELSEA VIC 3241	\$399,500	24-Dec-20
60 HARDING STREET WINCHELSEA VIC 3241	\$385,000	27-Jan-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: 07 June 2022



**31 AUSTIN STREET WINCHELSEA
VIC 3241**

 4  1  1

Sold Price **\$400,000** Sold Date **28-Mar-22**

Distance **0.38km**



**28 GOSNEY STREET WINCHELSEA
VIC 3241**

 3  1  -

Sold Price **\$399,500** Sold Date **24-Dec-20**

Distance **1.12km**



**60 HARDING STREET
WINCHELSEA VIC 3241**

 3  1  1

Sold Price **\$385,000** Sold Date **27-Jan-21**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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