

# Statement of Information



## Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

### Property Offered for sale

Address  
Including suburb and  
locality and postcode

11 Jordyn Close, Winchelsea

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between

\$395,000

&

\$425,000

### Median Sale Price

Median price

\$386,250

House

X

Suburb  
or locality

Winchelsea

Period - From

01/04/2017

to

31/03/2018

Source

Other

### Comparable property sales

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. 35 Hopkins St, Winchelsea	\$392,000	16/12/2017
2. 4 Heath Drv, Winchelsea	\$420,000	17/10/2017
3. 2 Jordyn Cl, Winchelsea	\$408,000	13/04/2018

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# Statement of Information

Sections 47AF of the Estate Agents Act 1980



11 Jordyn Close, Winchelsea

3 2 2

Indicative selling price: \$395,000 - \$425,000

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Bed Bath Car

## Winchelsea

Median House Price: \$386,250

Period From: 01/04/2017

Source: Other

Median Unit Price:

Period to: 31/03/2018

## Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
35 Hopkins St, Winchelsea	House	3	2	2	\$392,000	16/12/2017	555m2
4 Heath Drv, Winchelsea	House	3	2	4	\$420,000	17/10/2017	607m2
2 Jordyn Cl, Winchelsea	House	4	2	2	\$408,000	13/04/2018	665m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 May 2018

### Agent Details

Jason Barnett

0417585221

[jason@barnettproperty.com.au](mailto:jason@barnettproperty.com.au)