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

Period-from

22 WATERLOO PLAINS CRESCENT 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		or range between	or range \$795,000		\$815,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	Median Price \$605,000		House	Suburb	Winchelsea				

30 Apr 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2024

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.

to

Address of comparable property	Price	Date of sale
30 WATERLOO PLAINS CRESCENT WINCHELSEA VIC 3241	\$810,000	22-Jun-24
34 WATERLOO PLAINS CRESCENT WINCHELSEA VIC 3241	\$810,000	22-Jan-24
33 WATERLOO PLAINS CRESCENT WINCHELSEA VIC 3241	\$790,000	08-May-24

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: 19 May 2025



Corelogic

consumer.vic.gov.au

MCCARTNEY REAL ESTATE EST. 1952

Geoff Bennett

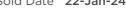
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- E geoff@mccartneyrealestate.com.au



30 WATERLO WINCHELSEA	O PLAINS CRESCENT VIC 3241	Sold Price	\$810,000	Sold Date	22-Jun-24
🛱 4	⇔ 2			Distance	0.08km
 34 WATERLO WINCHELSEA	O PLAINS CRESCENT VIC 3241	Sold Price		Sold Date	22-Jan-24



3241	
₅ 6	Distance



0.12km

i is	Vaterico Plain	
	Lot 48 1000m2	
	50.53m	
10	State of	

		PLAINS CRES VIC 3241	SCENT	Sold Price	\$790,000	Sold Date	08-May-24
圔 4	2 🚔	ç⊇ 2				Distance	0.17km

RS = Recent sale UN = Undisclosed Sale

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