

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

4 SINCLAIR CLOSE 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Winchelsea

Period-from

01 Nov 2023

to

31 Oct 2024

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

| | | |
|---------------------------------------|-----------|-----------|
| 3 DAVIDSON STREET WINCHELSEA VIC 3241 | \$725,000 | 08-Sep-23 |
| 18 MERCER STREET WINCHELSEA VIC 3241 | \$730,000 | 16-Oct-24 |
| 4 DAINTREE DRIVE WINCHELSEA VIC 3241 | \$730,000 | 13-Oct-23 |

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: 12 November 2024

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**3 DAVIDSON STREET
WINCHELSEA VIC 3241**

4 2 2

Sold Price **\$725,000** Sold Date **08-Sep-23**

Distance **0.07km**



**18 MERCER STREET WINCHELSEA
VIC 3241**

3 2 2

Sold Price ^{RS} **\$730,000** Sold Date **16-Oct-24**

Distance **0.81km**



**4 DAINTREE DRIVE WINCHELSEA
VIC 3241**

3 1 2

Sold Price **\$730,000** Sold Date **13-Oct-23**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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