



STATEMENT OF INFORMATION

6 LAPWING ENTRANCE, WINTER VALLEY, VIC 3358 PREPARED BY MAYAN DHINGRA, GOLDFISH REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 LAPWING ENTRANCE, WINTER VALLEY, 🕮 4 🕒 2 😓 2

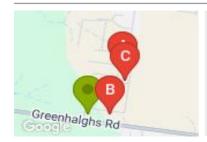
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$530,000 to \$560,000

Provided by: Mayan Dhingra, Goldfish Real Estate

MEDIAN SALE PRICE



WINTER VALLEY, VIC, 3358

Suburb Median Sale Price (House)

\$546,500

01 April 2024 to 31 March 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



29 CORMORANT GRA, WINTER VALLEY, VIC







Sale Price

\$595,000

Sale Date: 04/12/2024

Distance from Property: 385m





11 BUTCHERBIRD PDE, WINTER VALLEY, VIC







Sale Price

\$540,000

Sale Date: 19/03/2025

Distance from Property: 139m





4 SPARROW WAY, WINTER VALLEY, VIC 3358







Sale Price

*\$480,000

Sale Date: 12/03/2025

Distance from Property: 340m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

6 LAPWING ENTRANCE, WINTER VALLEY, VIC 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underguoting

Price Range: \$530,000 to \$560,000

Median sale price

Median price	\$546,500	Property type	House	Suburb	WINTER VALLEY
Period	01 April 2024 to 31 March 2025		Source	pricefinder	

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
29 CORMORANT GRA, WINTER VALLEY, VIC 3358	\$595,000	04/12/2024
11 BUTCHERBIRD PDE, WINTER VALLEY, VIC 3358	\$540,000	19/03/2025
4 SPARROW WAY, WINTER VALLEY, VIC 3358	*\$480,000	12/03/2025

This Statement of Information was prepared on:

27/05/2025

