

# 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 or  
locality and postcode

18 Tilbury Street, Winter Valley Vic 3358

### Indicative selling price

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

Range between \$595,000 & \$650,000

### Median sale price

Median price \$580,000 Property Type House Suburb Winter Valley

Period - From 01/01/2023 to 31/12/2023 Source REIV

### 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
1	5 Paley Ct ALFREDTON 3350	\$630,000	26/07/2023
2	75 Elaine Av ALFREDTON 3350	\$620,000	19/01/2024
3	4 Cordover Ct ALFREDTON 3350	\$600,000	28/07/2023

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:

27/03/2024 12:15



3 2 2

**Property Type:** House (Res)

**Land Size:** 750 sqm approx

Agent Comments

**Indicative Selling Price**

\$595,000 - \$650,000

**Median House Price**

Year ending December 2023: \$580,000

## Comparable Properties



5 Paley Ct ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 3

**Price:** \$630,000

**Method:** Private Sale

**Date:** 26/07/2023

**Property Type:** House

**Land Size:** 790 sqm approx



75 Elaine Av ALFREDTON 3350 (REI)

Agent Comments

3 2 4

**Price:** \$620,000

**Method:** Private Sale

**Date:** 19/01/2024

**Property Type:** House

**Land Size:** 831 sqm approx



4 Cordover Ct ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

**Price:** \$600,000

**Method:** Private Sale

**Date:** 28/07/2023

**Property Type:** House

**Land Size:** 725 sqm approx

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