

# 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 Wedge Tail Drive, 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)

Single price \$690,000

### Median sale price

Median price \$580,000

Property Type House

Suburb Winter Valley

Period - From 01/04/2023

to 31/03/2024

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	10 Gribble St LUCAS 3350	\$700,000	19/03/2024
2	7 Dumenils Way DELACOMBE 3356	\$700,000	30/01/2024
3	28 Todd St LUCAS 3350	\$688,000	22/04/2024

**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:

06/06/2024 15:06



**Property Type:** House  
**Land Size:** 608 sqm approx  
**Agent Comments**

## Comparable Properties



**10 Gribble St LUCAS 3350 (REI/VG)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 19/03/2024  
**Property Type:** House  
**Land Size:** 512 sqm approx



**7 Dumenils Way DELACOMBE 3356 (REI/VG)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 30/01/2024  
**Property Type:** House  
**Land Size:** 714 sqm approx



**28 Todd St LUCAS 3350 (REI/VG)**

**Agent Comments**



**Price:** \$688,000  
**Method:** Private Sale  
**Date:** 22/04/2024  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx