

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

21 Cassowary Way, Winter Valley Vic 3358

Indicative selling price

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

Single price \$615,000

Median sale price

Median price \$580,500

Property Type House

Suburb Winter Valley

Period - From 01/10/2023

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	2 Adrianus St ALFREDTON 3350	\$635,000	06/03/2024
2	8 Anglesea St WINTER VALLEY 3358	\$615,000	15/01/2024
3	34 Snowbird Rd WINTER VALLEY 3358	\$615,000	02/02/2024

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:

19/03/2024 13:08

21 Cassowary Way, Winter Valley Vic 3358



 4  2  2

Property Type: House
Land Size: 511 sqm approx
Agent Comments

Indicative Selling Price
\$615,000
Median House Price
December quarter 2023: \$580,500

Comparable Properties



2 Adrianus St ALFREDTON 3350 (REI)

Agent Comments

 4  2  2

Price: \$635,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 547 sqm approx



8 Anglesea St WINTER VALLEY 3358 (REI/VG)

Agent Comments

 4  2  2

Price: \$615,000
Method: Private Sale
Date: 15/01/2024
Property Type: House (Res)
Land Size: 435 sqm approx



34 Snowbird Rd WINTER VALLEY 3358 (REI/VG)

Agent Comments

 4  2  2

Price: \$615,000
Method: Private Sale
Date: 02/02/2024
Property Type: House
Land Size: 649 sqm approx

Account - Integra Sales Pty Ltd | P: 0353225910



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