

# 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

246/520 Greenhalghs Road, 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 \$513,500

### Median sale price

Median price \$585,000

Property Type House

Suburb Winter Valley

Period - From 01/04/2023

to 30/06/2023

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	251/520 Greenhalghs Rd WINTER VALLEY 3358	\$510,470	04/05/2022
2	252/520 Greenhalghs Rd WINTER VALLEY 3358	\$506,595	06/09/2022
3	257/520 Greenhalghs Rd WINTER VALLEY 3358	\$499,500	29/03/2022

**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:

19/09/2023 11:30



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**251/520 Greenhalghs Rd WINTER VALLEY  
3358 (REI)**

Agent Comments



**Price:** \$510,470

**Method:** Private Sale

**Date:** 04/05/2022

**Rooms:** 2

**Property Type:** Townhouse (Res)



**252/520 Greenhalghs Rd WINTER VALLEY  
3358 (REI)**

Agent Comments



**Price:** \$506,595

**Method:** Private Sale

**Date:** 06/09/2022

**Property Type:** Townhouse (Res)



**257/520 Greenhalghs Rd WINTER VALLEY  
3358 (REI)**

Agent Comments



**Price:** \$499,500

**Method:** Private Sale

**Date:** 29/03/2022

**Property Type:** Townhouse (Res)