

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

3 White Gum Way, Winter Valley Vic 3358

Indicative selling price

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

Range between \$695,000 & \$735,000

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	56 Erskine Rd WINTER VALLEY 3358	\$730,000	29/09/2023
2	26 Mountain Ash Cirt WINTER VALLEY 3358	\$712,000	24/08/2023
3	10 Mountain Ash Cirt WINTER VALLEY 3358	\$697,000	08/10/2023

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:

28/05/2024 14:32



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Property Type: Land
Land Size: 647 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$735,000
Median House Price
Year ending March 2024: \$580,000

Comparable Properties

56 Erskine Rd WINTER VALLEY 3358 (VG)

Agent Comments

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Price: \$730,000
Method: Sale
Date: 29/09/2023
Property Type: House (Res)
Land Size: 514 sqm approx



26 Mountain Ash Cirt WINTER VALLEY 3358 (REI/VG)

Agent Comments

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Price: \$712,000
Method: Private Sale
Date: 24/08/2023
Property Type: House
Land Size: 467 sqm approx

10 Mountain Ash Cirt WINTER VALLEY 3358 (VG)

Agent Comments

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Price: \$697,000
Method: Sale
Date: 08/10/2023
Property Type: House (Res)
Land Size: 512 sqm approx

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