

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 and
postcode

33 SUNDANCE BOULEVARD WINTER VALLEY VIC 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$281,000

Property type

Land

Suburb

Winter Valley

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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

Address of comparable property	Price	Date of sale
LOT 1421 ASPEN STREET WINTER VALLEY VIC 3358	\$316,000	08-Oct-23
LOT 1476 SNOWBIRD ROAD WINTER VALLEY VIC 3358	\$309,000	27-Nov-23

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 June 2024



LOT 1421 ASPEN STREET WINTER VALLEY VIC 3358

- -

Sold Price

\$316,000

Sold Date

08-Oct-23

Distance

0.58km



LOT 1476 SNOWBIRD ROAD WINTER VALLEY VIC 3358

- -

Sold Price

\$309,000

Sold Date

27-Nov-23

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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