

# STATEMENT OF INFORMATION

47 BEAL COURT, WINCHELSEA, VIC 3241

PREPARED BY SOPHIE SPOWART, HAYESWINCKLE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**47 BEAL COURT, WINCHELSEA, VIC 3241**



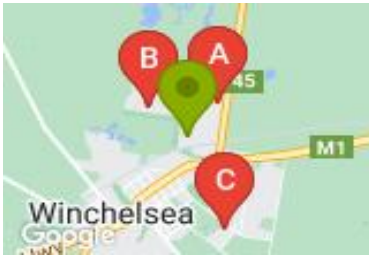
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$1,250,000 to \$1,350,000**

Provided by: Sophie Spowart, Hayeswinckle Highton

## MEDIAN SALE PRICE



**WINCHELSEA, VIC, 3241**

Suburb Median Sale Price (House)

**\$680,000**

01 April 2023 to 31 March 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**84 INVERLEIGH-WINCHELSEA RD,**



Sale Price

**\$1,300,000**

Sale Date: 23/02/2023

Distance from Property: 601m



**85 TREBECK CRT, WINCHELSEA, VIC 3241**



Sale Price

**\$1,200,000**

Sale Date: 11/07/2022

Distance from Property: 669m



**100 WITCOMBE ST, WINCHELSEA, VIC 3241**



Sale Price

**\*\$1,200,000**

Sale Date: 12/12/2023

Distance from Property: 1.4km



This report has been compiled on 16/04/2024 by Hayeswinckle Highton. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.  
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.  
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.  
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

### Median sale price

Median price  Property type  Suburb   
Period  Source

### Comparable property sales

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
84 INVERLEIGH-WINCHELSEA RD, WINCHELSEA, VIC 3241	\$1,300,000	23/02/2023
85 TREBECK CRT, WINCHELSEA, VIC 3241	\$1,200,000	11/07/2022
100 WITCOMBE ST, WINCHELSEA, VIC 3241	*\$1,200,000	12/12/2023

This Statement of Information was prepared