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

50 Goldfinch Road, Winter Valley Vic 3358

Indicative selling price

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

Range between | $500,000 | & | $550,000

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.
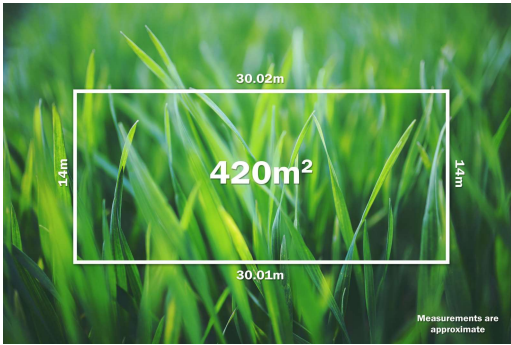
Address of comparable property	Price	Date of sale
1 10 Sandpiper Av WINTER VALLEY 3358	$545,000	01/05/2024
2 28 Jumps St WINTER VALLEY 3358	$510,000	26/02/2024
3 95 Presentation Blvd WINTER VALLEY 3358	$500,000	30/01/2024

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: | 13/06/2024 10:17

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Property Type: Land
Land Size: 420 sqm approx

Agent Comments

Indicative Selling Price
$500,000 – $550,000
Median House Price
Year ending March 2024: $580,000

Comparable Properties

10 Sandpiper Av WINTER VALLEY 3358 (REI/VG)

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Price: $545,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 456 sqm approx

Agent Comments

28 Jumps St WINTER VALLEY 3358 (REI/VG)

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Price: $510,000
Method: Private Sale
Date: 26/02/2024
Property Type: House
Land Size: 513 sqm approx

Agent Comments

95 Presentation Blvd WINTER VALLEY 3358 (REI/VG)

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Price: $500,000
Method: Private Sale
Date: 30/01/2024
Property Type: House
Land Size: 490 sqm approx

Agent Comments