

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 51 Cormorant Grange, Winter Valley Vic 3358
Including suburb or locality and postcode

Indicative selling price

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

Range between \$590,000 & \$610,000

Median sale price

Median price \$580,500 Property Type House Suburb Winter Valley

Period - From 01/10/2023 to 31/12/2023 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	8 Anglesea St WINTER VALLEY 3358	\$615,000	15/01/2024
2	9 Fantail St WINTER VALLEY 3358	\$600,000	08/12/2023
3	6 Verona St WINTER VALLEY 3358	\$590,000	08/12/2023

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: 22/01/2024 14:50



Property Type: House

Land Size: 448 sqm approx

Agent Comments

Comparable Properties



8 Anglesea St WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 15/01/2024

Property Type: House



9 Fantail St WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 08/12/2023

Property Type: House

Land Size: 560 sqm approx



6 Verona St WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 08/12/2023

Property Type: House (Res)

Land Size: 479 sqm approx