

# 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

65 Royal York Road, Winter Valley Vic 3358

### Indicative selling price

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

Range between \$530,000 & \$560,000

### Median sale price

Median price \$560,000 Property Type House Suburb Winter Valley

Period - From 01/01/2024 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	436 Greenhalghs Rd WINTER VALLEY 3358	\$570,000	08/04/2024
2	6 Parkland Dr WINTER VALLEY 3358	\$550,000	27/02/2024
3	153 Majestic Way WINTER VALLEY 3358	\$548,000	13/03/2024

**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:

24/06/2024 14:34



3   2   2

**Property Type:** House  
**Land Size:** 448 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$560,000  
**Median House Price**  
March quarter 2024: \$560,000

## Comparable Properties



**436 Greenhalghs Rd WINTER VALLEY 3358 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 08/04/2024  
**Property Type:** House  
**Land Size:** 614 sqm approx



**6 Parkland Dr WINTER VALLEY 3358 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 27/02/2024  
**Property Type:** House  
**Land Size:** 512 sqm approx



**153 Majestic Way WINTER VALLEY 3358 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$548,000  
**Method:** Private Sale  
**Date:** 13/03/2024  
**Property Type:** House  
**Land Size:** 447 sqm approx

**Account - Jellis Craig** | P: 03 5329 2500 | F: 03 5329 2555