

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	11 Honey Eater Dr WINTER VALLEY 3358	\$555,000	14/11/2023
2	153 Majestic Way WINTER VALLEY 3358	\$548,000	13/03/2024
3	4 Anneke Way WINTER VALLEY 3358	\$521,000	01/02/2024

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:



3 2 2

Property Type: House
Land Size: 313 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$560,000
Median House Price
Year ending December 2023: \$580,000

Comparable Properties



11 Honey Eater Dr WINTER VALLEY 3358 (REI/VG)

Agent Comments

3 2 3

Price: \$555,000
Method: Private Sale
Date: 14/11/2023
Property Type: House
Land Size: 593 sqm approx



153 Majestic Way WINTER VALLEY 3358 (REI)

Agent Comments

3 2 2

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



4 Anneke Way WINTER VALLEY 3358 (REI/VG)

Agent Comments

3 2 2

Price: \$521,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 491 sqm approx

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