

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

8 Honour Avenue, Winter Valley Vic 3358

Indicative selling price

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

Range between

\$535,000

&

\$575,000

Median sale price

Median price

\$565,000

Property Type

House

Suburb

Winter Valley

Period - From

10/07/2023

to

09/07/2024

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	195 Ballarat Carngham Rd WINTER VALLEY 3358	\$560,000	18/03/2024
2	10 Sandpiper Av WINTER VALLEY 3358	\$545,000	01/05/2024
3	72 Presentation Blvd WINTER VALLEY 3358	\$520,000	27/06/2024

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:

10/07/2024 12:24



4 2 2

Property Type: House
Land Size: 544 sqm approx
Agent Comments

Indicative Selling Price
\$535,000 - \$575,000
Median House Price
10/07/2023 - 09/07/2024: \$565,000

Comparable Properties



195 Ballarat Carngham Rd WINTER VALLEY 3358 (REI/VG)

Agent Comments

4 2 2

Price: \$560,000
Method: Private Sale
Date: 18/03/2024
Property Type: House (Res)
Land Size: 576 sqm approx



10 Sandpiper Av WINTER VALLEY 3358 (REI/VG)

Agent Comments

4 2 2

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



72 Presentation Blvd WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$520,000
Method: Private Sale
Date: 27/06/2024
Property Type: House (Res)
Land Size: 596 sqm approx

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