

# 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

9 Zeal 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

\$550,000

&

\$600,000

### Median sale price

Median price

\$580,000

Property Type

House

Suburb

Winter Valley

Period - From

02/04/2023

to

01/04/2024

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	78 Erskine Rd WINTER VALLEY 3358	\$599,900	23/02/2024
2	21 Gallant Way WINTER VALLEY 3358	\$560,000	22/02/2024
3	26 Alto Grng WINTER VALLEY 3358	\$555,000	07/02/2024

**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:

02/04/2024 16:26



4   2   2

**Property Type:** House  
**Land Size:** 350 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$550,000 - \$600,000  
**Median House Price**  
 02/04/2023 - 01/04/2024: \$580,000

## Comparable Properties



**78 Erskine Rd WINTER VALLEY 3358 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$599,900  
**Method:** Private Sale  
**Date:** 23/02/2024  
**Property Type:** House  
**Land Size:** 448 sqm approx



**21 Gallant Way WINTER VALLEY 3358 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 22/02/2024  
**Property Type:** House  
**Land Size:** 530 sqm approx



**26 Alto Grng WINTER VALLEY 3358 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 07/02/2024  
**Property Type:** House  
**Land Size:** 447 sqm approx

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