

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and
postcode

Winterfield Estate - 351 Greenhalghs Road, Winter Valley, VIC, 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 103 – 16 x 31.9 (511m2)	\$319,500	Or range between	\$*	&	\$
Lot 104 – 12.5 x 31.87 (399m2)	\$284,000	Or range between	\$*	&	\$
Lot 105 – 12.51 x 31.85 (399m2)	\$284,000	Or range between	\$*	&	\$
Lot 106 – 14 x 31.86 (446m2)	\$299,500	Or range between	\$*	&	\$
Lot 107 – 16 x 31.88 (510m2)	\$319,500	Or range between	\$*	&	\$
Lot 109 – 14 x 31.93 (447m2)	\$302,500	Or range between	\$*	&	\$
Lot 111 – 14.5 x 32 (464m2)	\$312,000	Or range between	\$*	&	\$
Lot 113 – 15 x 28 (416m2)	\$286,500	Or range between	\$*	&	\$
Lot 117 – 13.5 x 28 (374m2)	\$275,000	Or range between	\$*	&	\$
Lot 118 – 16 x 32 (512m2)	\$343,000	Or range between	\$*	&	\$

Lot 121, 129, 130, 137 – 12.5 x 32 (400m2)	\$284,000	Or range between	\$*	&	\$
Lot 128 – 14 x 32 (448m2)	\$299,500	Or range between	\$*	&	\$
Lot 131 – 14.5 x 32 (464m2)	\$303,000	Or range between	\$*	&	\$
Lot 138 – 14 x 32 (448m2)	\$302,500	Or range between	\$*	&	\$
Lot 148, 152 – 10.25 x 22.04 (288m2)	\$240,000	Or range between	\$*	&	\$
Lot 151 – 10.5 x 22.04 (231m2)	\$214,000	Or range between	\$*	&	\$
Lot 154, 165 – 14 x 28 (392m2)	\$281,000	Or range between	\$*	&	\$
Lot 159, 163 – 12.5 x 28 (350m2)	\$269,000	Or range between	\$*	&	\$
Lot 1302 – 14 x 35 (490m2)	\$304,500	Or range between	\$*	&	\$
Lot 1303, 1444 – 14 x 28 (392m2)	\$272,000	Or range between	\$*	&	\$
Lot 1323 – 18 x 34.41 (615m2)	\$325,000	Or range between	\$*	&	\$
Lot 1338 – 14 x 35 (490m2)	\$315,000	Or range between	\$*	&	\$
Lot 1349 – 16 x 32 (512m2)	\$323,400	Or range between	\$*	&	\$
Lot 1360 – 16 x 30 (475m2)	\$305,325	Or range between	\$*	&	\$
Lot 1361 – 16 x 30 (480m2)	\$309,750	Or range between	\$*	&	\$
Lot 1404, 1414, 1415, 1450, 1455 – 14 x 32 (448m2)	\$289,000	Or range between	\$*	&	\$
Lot 1419 – 16 x 32 (512m2)	\$308,000	Or range between	\$*	&	\$
Lot 1445 – 12.5 x 28 (350m2)	\$259,000	Or range between	\$*	&	\$
Lot 1448 – 13.5 x 28 (374m2)	\$264,920	Or range between	\$*	&	\$
Lot 1449 – 16 x 32 (507m2)	\$303,000	Or range between	\$*	&	\$
Lot 1452 – 14 x 30 (420m2)	\$278,000	Or range between	\$*	&	\$
Lot 1457 – 16 x 32 (508m2)	\$303,000	Or range between	\$*	&	\$
Lot 1461 – 16 x 16 (256m2)	\$219,500	Or range between	\$*	&	\$
Lot 1463 – 16 x 30 (457m2)	\$290,000	Or range between	\$*	&	\$
Lot 1474 – 14 x 32.38 (453m2)	\$290,000	Or range between	\$*	&	\$
Lot 1478 – 14 x 25.05 (351m2)	\$259,500	Or range between	\$*	&	\$
Lot 1479 – 14 x 25.03 (350m2)	\$259,000	Or range between	\$*	&	\$

Lot 1481 – 14.41 x 36 (519m2)	\$306,000	Or range between	\$*	&	\$
Lot 1483, 1485, 1487, 1489, 1491 – 14 x 36 (504m2)	\$302,000	Or range between	\$*	&	\$
Lot 1486, 1490 – 12.5 x 36 (450m2)	\$290,000	Or range between	\$*	&	\$

Suburb unit median sale price

Median price	\$289,000	Suburb	Winter Valley
Period - From	January 2024	To	March 2024
Source	Internal Research Department		

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 25 properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 103 – 16 x 31.9 (511m2)	Lot 441 Alluvium Estate (512m2)	\$340,000	April 2023
	Lot 770 Pinnacle Estate (512m2)	\$340,000	May 2023
	Lot 770 Pinnacle Estate (512m2)	\$340,000	May 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 104 – 12.5 x 31.87 (399m2)	Lot 1405 Winterfield Estate (400m2)	\$313,000	Jan 2023
	Lot 103 Alto Estate (400m2)	\$316,000	Feb 2023
	Lot 121 Winterfield Estate (400m2)	\$284,000	June 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 105 – 12.51 x 31.85 (399m2)	Lot 103 Alto Estate (400m2)	\$316,000	Feb 2023
	Lot 121 Winterfield Estate (400m2)	\$284,000	June 2023
	Lot 145 Winterfield Estate (400m2)	\$284,000	June 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 106 – 14 x 31.86 (446m ²)	Lot 122 Winterfield Estate (448m ²)	\$320,000	July 2023
	Lot 1351 Winterfield Estate (448m ²)	\$336,000	August 2023
	Lot 108 Winterfield Estate (447m ²)	\$299,500	September 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 109 – 14 x 31.93 (447m ²)	Lot 122 Winterfield Estate (448m ²)	\$320,000	July 2023
	Lot 1351 Winterfield Estate (448m ²)	\$336,000	August 2023
	Lot 108 Winterfield Estate (447m ²)	\$299,500	September 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 121, 129, 130, 137 – 12.5 x 32 (400m ²)	Lot 1405 Winterfield Estate (400m ²)	\$313,000	Jan 2023
	Lot 103 Alto Estate (400m ²)	\$316,000	Feb 2023
	Lot 121 Winterfield Estate (400m ²)	\$284,000	June 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 128 – 14 x 32 (448m ²)	Lot 122 Winterfield Estate (448m ²)	\$320,000	July 2023
	Lot 1351 Winterfield Estate (448m ²)	\$336,000	August 2023
	Lot 108 Winterfield Estate (447m ²)	\$299,500	September 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 138 – 14 x 32 (448m ²)	Lot 122 Winterfield Estate (448m ²)	\$320,000	July 2023
	Lot 1351 Winterfield Estate (448m ²)	\$336,000	August 2023
	Lot 108 Winterfield Estate (447m ²)	\$299,500	September 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 151 – 10.5 x 22.04 (231m ²)	Lot 136 Alto Estate (231m ²)	\$246,000	Oct 2022
	Lot 138 Alto Estate (231m ²)	\$246,000	Oct 2022
	Lot 150 Winterfield Estate (231m ²)	\$214,000	April 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 154, 165 – 14 x 28 (392m ²)	Lot 1336 Winterfield Estate (392m ²)	\$314,000	August 2023
	Lot 162 Winterfield Estate (392m ²)	\$281,000	August 2023
	Lot 1446 Winterfield Estate (392m ²)	\$272,000	December 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 159, 163 – 12.5 x 28 (350m ²)	Lot 155 Winterfield Estate (350m ²)	\$269,000	October 2023
	Lot 156 Winterfield Estate (350m ²)	\$269,000	December 2023
	Lot 114 Winterfield Estate (350m ²)	\$269,000	March 2024

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1302 – 14 x 35 (490m ²)	Lot 8 Providence Estate (490m ²)	\$325,000	April 2023
	Lot 12 Providence Estate (490m ²)	\$325,000	April 2023
	Lot 1337 Winterfield (491m ²)	\$352,000	September 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1303, 1444 – 14 x 28 (392m ²)	Lot 1336 Winterfield Estate (392m ²)	\$314,000	August 2023
	Lot 162 Winterfield Estate (392m ²)	\$281,000	August 2023
	Lot 1446 Winterfield Estate (392m ²)	\$272,000	December 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1338 – 14 x 35 (490m ²)	Lot 8 Providence Estate (490m ²)	\$325,000	April 2023
	Lot 12 Providence Estate (490m ²)	\$325,000	April 2023
	Lot 1337 Winterfield (491m ²)	\$352,000	September 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1349 – 16 x 32 (512m ²)	Lot 823 Conroy's Green Estate (512m ²)	\$325,000	March 2023
	Lot 441 Alluvium Estate (512m ²)	\$340,000	April 2023
	Lot 770 Pinnacle Estate (512m ²)	\$340,000	May 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1404, 1414, 1415, 1450, 1455 – 14 x 32 (448m2)	Lot 122 Winterfield Estate (448m2)	\$320,000	July 2023
	Lot 1351 Winterfield Estate (448m2)	\$336,000	August 2023
	Lot 108 Winterfield Estate (447m2)	\$299,500	September 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1419 – 16 x 32 (512m2)	Lot 823 Conroy's Green Estate (512m2)	\$325,000	March 2023
	Lot 441 Alluvium Estate (512m2)	\$340,000	April 2023
	Lot 770 Pinnacle Estate (512m2)	\$340,000	May 2023

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1445 – 12.5 x 28 (350m2)	Lot 155 Winterfield Estate (350m2)	\$269,000	October 2023
	Lot 156 Winterfield Estate (350m2)	\$269,000	December 2023
	Lot 114 Winterfield Estate (350m2)	\$269,000	March 2024

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1461– 16 x 16 (256m2)	Lot 1430 Winterfield Estate (256m2)	\$232,000	June 2023
	Lot 1453 Winterfield Estate (256m2)	\$232,000	September 2023
	Lot 101 Winterfield Estate (255m2)	\$219,500	November 2023

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Reasoning: There is not enough or any comparable data that matches these off-the-plan products. All sold townhouses/units within the 6-month period and 2km radius and are reasonable comparable are listed below.

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 107 – 16 x 31.88 (510m2)			

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 111 – 14.5 x 32 (464m2)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 117 – 13.5 x 28 (374m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 118 – 16 x 32 (512m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 131 – 14.5 x 32 (464m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 148, 152 – 10.25 x 22.04 (288m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 1323 – 18 x 34.41 (615m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 1360 – 16 x 30 (475m ²)	Lot 918 Rivulet Estate (476m ²)	\$332,000	Oct 2022

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 1361 – 16 x 30 (480m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 1448 – 13.5 x 28 (374m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 1449 – 16 x 32 (507m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 1452 – 14 x 30 (420m ²)	Lot 1459 Winterfield Estate (420m ²)	\$309,000	August 2023
	Lot 1475 Winterfield Estate Ballarat (420m ²)	\$315,000	November 2023

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 1457 – 16 x 32 (508m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 1463 – 16 x 30 (457m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 1474 – 14 x 32.38 (453m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 1478 – 14 x 25.05 (351m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 1479 – 14 x 25.03 (350m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 1481 – 14.41 x 36 (519m ²)	Lot 436 Alluvium Estate (518m ²)	\$335,000	October 2023

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 1483, 1485, 1487, 1489 – 14 x 36 (504m ²)	Lot 1310 Winterfield Estate (504m ²)	\$295,450	September 2023

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 1486, 1490 – 12.5 x 36 (450m ²)	Lot 1482 Winterfield Estate (504m ²)	\$290,000	February 2024

This Statement of Information was prepared on: 30th of April 2024