Daniel Roberts
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode: 1662 Warrnambool-caramut Road, Winslow Vic 3281

Indicative selling price

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

Single price: $380,000

Median sale price

Median price | House | Unit | Suburb: Winslow

Period - From | to | Source: REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	131 Dunnes Rd WINSLOW 3281	$400,000	26/08/2017
2	13 Whittons La WINSLOW 3281	$358,000	16/06/2017
3	Lot 1/13 Whittons La WINSLOW 3281	$150,000	26/07/2017

OR

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

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

1662 Warrnambool-caramut Road, Winslow Vic 3281

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Indicative Selling Price
$380,000



- -

Rooms:
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 27200 sqm approx

Agent Comments

Limited comparable sales as this property has 3 times as much as most sales in the area.

Comparable Properties



131 Dunnes Rd WINSLOW 3281 (VG)

3 - -

Price: $400,000
Method: Sale
Date: 26/08/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 9453 sqm approx

Agent Comments



13 Whittons La WINSLOW 3281 (REI/VG)

3 1 6

Price: $358,000
Method: Auction Sale
Date: 16/06/2017
Rooms: -
Property Type: House
Land Size: 9192 sqm approx

Agent Comments



Lot 1/13 Whittons La WINSLOW 3281 (REI)

- - -

Price: $150,000
Method: Auction Sale
Date: 26/07/2017
Rooms: -
Property Type: Land

Agent Comments

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