Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Date of sale

Generated: 22/03/2018 13:56

Property offered for sale

	14 Best Street, Winslow Vic 3281
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$380,000	&	\$399,000

Median sale price*

Median price	\$473,193	Hou	ise X	Unit		Suburb	Winslow
Period - From	01/12/2017	to	22/03/2018		Source	Hometrack	

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

Auc	areas or comparable property	1 1100	Date of Sale
1	1077 Warrnambool Caramut Rd MAILORS FLAT 3275	\$485,000	05/12/2017
2	131 Dunnes Rd WINSLOW 3281	\$400,000	26/08/2017
3	13 Whittons La WINSLOW 3281	\$358,000	16/06/2017

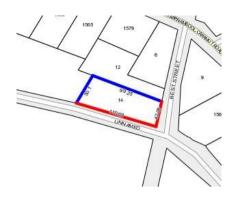
OR

- 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.
- * 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 residential 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 6 residential 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.

Account - Roberts One Real Estate | P: 03 5564 4555 | F: 03 5564 4544









Indicative Selling Price \$380,000 - \$399,000 Median House Price * 01/12/2017 - 22/03/2018: \$473,193 * Agent calculated median based on 6 sales

Comparable Properties



1077 Warrnambool Caramut Rd MAILORS

FLAT 3275 (REI)

53) 2

Price: \$485,000 Method: Private Sale Date: 05/12/2017

Rooms: -

Property Type: House

Agent Comments



131 Dunnes Rd WINSLOW 3281 (VG)

1 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





€ 6

Price: \$358,000 Method: Auction Sale Date: 16/06/2017

Rooms: -

Property Type: House Land Size: 9192 sqm approx **Agent Comments**

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