

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1 Matilda Way, Winter Valley 3358

Indicative selling price

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

Single price

\$*

or range between

\$440,000

&

\$460,000

Median sale price

Median price

\$422,000

*House

*Unit

Suburb
or locality

Winter Valley

Period - From

29/07/2018

to

29/07/2019

Source

Core Logic

Comparable property sales

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
7 Gallant Way, Winter Valley 3358	\$445,000	12/04/2019
25 Majestic Way, Winter Valley 3358	\$477,500	11/02/2019
54 Gallant Way, Winter Valley 3358	\$435,000	13/03/2019