

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

12 Anglesea Street, Winter Valley Vic 3358

Indicative selling price

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

Range between

\$595,000

&

\$605,000

Median sale price

Median price

\$580,500

Property Type

House

Suburb

Winter Valley

Period - From

01/10/2023

to

31/12/2023

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	13 Banff Rd WINTER VALLEY 3358	\$635,000	20/12/2023
2	8 Anglesea St WINTER VALLEY 3358	\$615,000	15/01/2024
3	24 Steamboat Av WINTER VALLEY 3358	\$600,000	29/01/2024

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:

26/02/2024 15:37

12 Anglesea Street, Winter Valley Vic 3358



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$595,000 - \$605,000

Median House Price

December quarter 2023: \$580,500

Comparable Properties



13 Banff Rd WINTER VALLEY 3358 (REI/VG)

Agent Comments

 3  2  3

Price: \$635,000

Method: Private Sale

Date: 20/12/2023

Property Type: House

Land Size: 580 sqm approx



8 Anglesea St WINTER VALLEY 3358 (REI)

Agent Comments

 4  2  2

Price: \$615,000

Method: Private Sale

Date: 15/01/2024

Property Type: House



24 Steamboat Av WINTER VALLEY 3358 (REI)

Agent Comments

 4  2  2

Price: \$600,000

Method: Private Sale

Date: 29/01/2024

Property Type: House

Account - Integra Sales Pty Ltd



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