



Land Size
1 acre (approx)

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 2 Lauders Lane, WINCHELSEA 3241

House
3 beds 1 baths 2 parking

Indicative selling price

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

Range \$690,000 - \$720,000

Median sale price

Median **House** for **WINCHELSEA** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$405,000

Team 3216 Pty Ltd t/as Hayeswinckle Agent

79 Barrabool Road,
Highton VIC 3216

Contact agents



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Comparable property sales

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 the most comparable to the property for sale.

35 Inverleigh-Winchelsea Rd,
Winchelsea 3241

Price **\$700,000** Sold 08
November 2018

220 Austin Street,
Winchelsea 3241

Price **\$700,000** Sold 07 June
2019

15 Tutegong Road,
Winchelsea 3241

Price **\$630,000** Sold 14
February 2019

This Statement of Information was prepared on 30th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

[hayeswinckle]