



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Barn Owl Avenue, Winter Valley 3358

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$450,000 - \$485,000

### Median sale price

Median **House** for **Winter Valley** for period **Apr 2019 - Jun 2019**

Sourced from **REIV**.

## \$450,000

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**44 Karol St,**  
Alfredton 3350

Price **\$483,000** Sold 07 June  
2019

**177 Dyson Drive,**  
Alfredton 3350

Price **\$460,000** Sold 25 May  
2018

**9 Harmony Way,**  
Alfredton 3350

Price **\$455,000** Sold 07 June  
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 REIV.

### Ray White Ballarat

37 Lydiard Street South,  
Ballarat VIC 3350

### Contact agents



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