



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 36 Yorkdale Boulevard, Winter Valley 3358

### Indicative selling price

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

**Single price \$619,990**

### Median sale price

Median **House** for **Winter Valley** for period **Oct 2018 - Sep 2019**

Sourced from **Corelogic**.

**\$421,000**

### 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.

**85 Majestic Way,**  
Winter Valley 3358

Price **\$595,000** Sold 24  
September 2019

**376 Greenhalghs Road,**  
Winter Valley 3358

Price **\$550,000** Sold 27 May  
2019

**424 Greenhalghs Road,**  
Winter Valley 3358

Price **\$552,500** Sold 04 July  
2019

This Statement of Information was prepared on 15th Oct 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 Corelogic.

#### PRDnationwide Ballarat

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BALLARAT VIC 3350

#### Contact agents



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