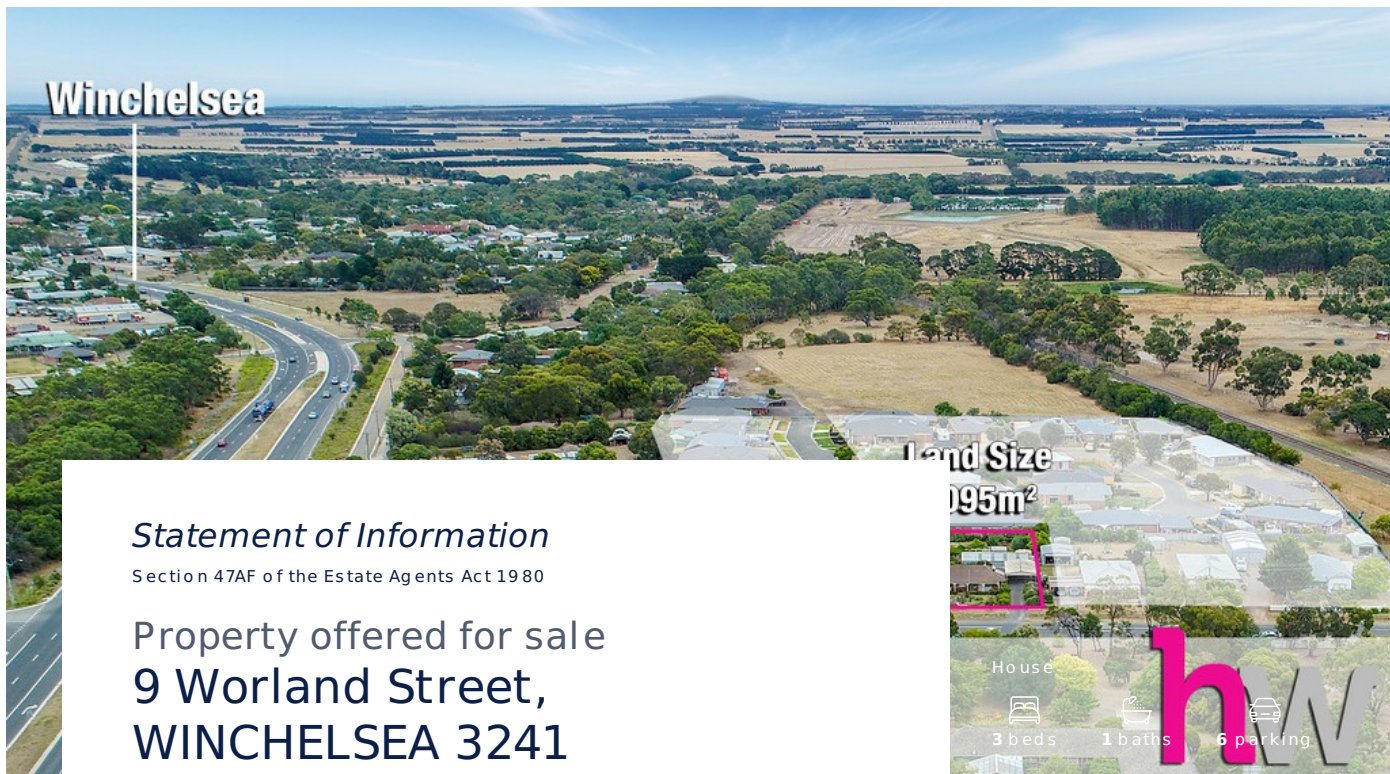


Winchelsea



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**9 Worland Street,
WINCHELSEA 3241**

Land Size
995m²

House

3 beds

1 baths

6 parking



Indicative selling price

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

Range \$465,000 - \$495,000

Median sale price

Median **House** for **WINCHELSEA** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$405,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

16 Witcombe Street,
Winchelsea 3241

Price **\$512,000** Sold 15
August 2018

8 Daintree Drive,
Winchelsea 3241

Price **\$450,000** Sold 08
January 2019

65 Barwon Terrace,
Winchelsea 3241

Price **\$425,000** Sold 04
August 2018

This Statement of Information was prepared on 16th 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 Pricefinder.

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

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