

## 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 and  
postcode

Lot 821 Cruz Road, Winter Valley

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$552,900

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$254,000

Property type

Land

Suburb

Winter Valley

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### 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

22 DEAKIN DRIVE DELACOMBE VIC 3356	\$550,000	15-Nov-21
59 BRAHMAN DRIVE DELACOMBE VIC 3356	\$550,000	16-Feb-22
83 DAIRYMANS WAY BONSHAW VIC 3352	\$560,000	26-May-22

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: 28 July 2022



**22 DEAKIN DRIVE DELACOMBE  
VIC 3356**

 3  2  2

Sold Price

**\$550,000**

Sold Date

**15-Nov-21**

Distance

**2.14km**



**59 BRAHMAN DRIVE DELACOMBE  
VIC 3356**

 3  2  2

Sold Price

Sold Date

**16-Feb-22**

Distance

**1.85km**



**83 DAIRMANS WAY BONSHAW  
VIC 3352**

 3  2  2

Sold Price

<sup>RS</sup> **\$560,000**

Sold Date

**26-May-22**

Distance

**2.89km**

RS = Recent sale

UN = Undisclosed Sale

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