

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 471 Greenhalghs Road, Winter Valley Vic 3358
Including suburb or locality and postcode

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$555,000

Property Type House

Suburb Winter Valley

Period - From 28/10/2023

to 27/10/2024

Source REIV

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
1	12 Fay Dr WINTER VALLEY 3358	\$2,000,000	08/01/2024
2	66 Masada Blvd WINTER VALLEY 3358	\$1,500,000	14/05/2023
3	42 Fay Dr WINTER VALLEY 3358	\$1,675,000	12/05/2023

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:

28/10/2024 15:20



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Property Type: House
Land Size: 7325 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000
Median House Price
 28/10/2023 - 27/10/2024: \$555,000

Comparable Properties



12 Fay Dr WINTER VALLEY 3358 (VG)

Agent Comments

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Price: \$2,000,000
Method: Sale
Date: 08/01/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 8273 sqm approx



66 Masada Blvd WINTER VALLEY 3358 (REI)

Agent Comments

3 2 2

Price: \$1,500,000
Method: Private Sale
Date: 14/05/2023
Property Type: House
Land Size: 8334 sqm approx



42 Fay Dr WINTER VALLEY 3358 (REI)

Agent Comments

3 1 2

Price: \$1,675,000
Method: Private Sale
Date: 12/05/2023
Property Type: House
Land Size: 9510.12 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300