

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 or
locality and postcode

52 Royal York Road, Winter Valley Vic 3358

Indicative selling price

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$569,000

Property Type

House

Suburb

Winter Valley

Period - From

28/08/2023

to

27/08/2024

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	50 Royal York Rd WINTER VALLEY 3358	\$581,000	30/10/2023
2	55 Royal York Rd WINTER VALLEY 3358	\$590,000	10/10/2023
3	67 Royal York Rd WINTER VALLEY 3358	\$580,000	15/08/2023

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:

28/08/2024 13:45



 4
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Property Type: House (Res)

Land Size: 544 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median House Price

28/08/2023 - 27/08/2024: \$569,000

Comparable Properties



50 Royal York Rd WINTER VALLEY 3358 (REI/VG)

Agent Comments

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  2

Price: \$581,000

Method: Private Sale

Date: 30/10/2023

Property Type: House

Land Size: 538 sqm approx



55 Royal York Rd WINTER VALLEY 3358 (REI/VG)

Agent Comments

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  2

Price: \$590,000

Method: Private Sale

Date: 10/10/2023

Property Type: House

Land Size: 576 sqm approx

67 Royal York Rd WINTER VALLEY 3358 (VG)

Agent Comments

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Price: \$580,000

Method: Sale

Date: 15/08/2023

Property Type: House (Res)

Land Size: 444 sqm approx