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<br>Including suburb or locality and postcode | 10 Brownlee Boulevard, Winter Valley Vic 3358 |

## Indicative selling price

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

Range between $580,000 & $610,000

## Median sale price

Median price $560,000 Property Type House Suburb Winter Valley

Period - From 30/09/2023 to 29/09/2024 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 | 22 Pontiac Dr SMYTHES CREEK 3351 | $580,000 | 14/02/2024 |
| 2 | 18 Snowbird Rd WINTER VALLEY 3358 | $617,500 | 13/11/2023 |
| 3 | 22 Valberg St WINTER VALLEY 3358 | $600,000 | 17/10/2023 |

**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: 30/09/2024 21:10

# 10 Brownlee Boulevard, Winter Valley Vic 3358




3 2 2

**Property Type:** House
**Land Size:** 687 sqm approx

Agent Comments

**Indicative Selling Price**
$580,000 - $610,000
**Median House Price**
30/09/2023 - 29/09/2024: $560,000

## Comparable Properties



**22 Pontiac Dr SMYTHES CREEK 3351 (VG)**

3 - -

**Price:** $580,000
**Method:** Sale
**Date:** 14/02/2024
**Property Type:** House (Res)
**Land Size:** 550 sqm approx

Agent Comments



**18 Snowbird Rd WINTER VALLEY 3358 (REI/VG)**

3 2 2

**Price:** $617,500
**Method:** Private Sale
**Date:** 13/11/2023
**Property Type:** House
**Land Size:** 511 sqm approx

Agent Comments

**22 Valberg St WINTER VALLEY 3358 (VG)**

3 - -

**Price:** $600,000
**Method:** Sale
**Date:** 17/10/2023
**Property Type:** House (Res)
**Land Size:** 574 sqm approx

Agent Comments

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

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