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	66 WEDGE TAIL DRIVE WINTER VALLEY VIC 3358

Indicative selling price

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

~~Single Price~~		or range between	$540,000	&	$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	House	Suburb	Winter Valley
Period-from	01 Nov 2023	to	31 Oct 2024	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
32 MASTERS DRIVE WINTER VALLEY VIC 3358	$556,000	06-Sep-24
42 HONOUR AVENUE WINTER VALLEY VIC 3358	$555,000	26-Sep-24
17 TELLURIDE DRIVE WINTER VALLEY VIC 3358	$545,000	26-Nov-24

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: 29 November 2024

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32 MASTERS DRIVE WINTER VALLEY VIC 3358

4 2 2

Sold Price **$556,000** Sold Date **06-Sep-24**

Distance **0.5km**



42 HONOUR AVENUE WINTER VALLEY VIC 3358

4 2 2

Sold Price **$555,000** Sold Date **26-Sep-24**

Distance **0.65km**



17 TELLURIDE DRIVE WINTER VALLEY VIC 3358

4 2 2

Sold Price RS **$545,000** Sold Date **26-Nov-24**

Distance **1.71km**

RS = Recent sale **UN** = Undisclosed Sale

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