

## 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  
13 JESSICA WAY 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  \$550,000 &  \$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Winter Valley
Period-from <input type="text"/> 01 Nov 2023	to <input type="text"/> 31 Oct 2024	Source <input type="text"/> 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
52 ROYAL YORK ROAD WINTER VALLEY VIC 3358	\$575,500	20-Nov-24
12 ANGLESEA STREET WINTER VALLEY VIC 3358	\$575,000	03-Jul-24
10 BROWNLEE BOULEVARD WINTER VALLEY VIC 3358	\$580,000	19-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: 26 November 2024



**52 ROYAL YORK ROAD WINTER  
VALLEY VIC 3358**

4 2 2

Sold Price

<sup>RS</sup> **\$575,500** Sold Date **20-Nov-24**

Distance **0.42km**

**12 ANGLESEA STREET WINTER  
VALLEY VIC 3358**

3 2 2

Sold Price

**\$575,000** Sold Date **03-Jul-24**

Distance **0.6km**

**10 BROWNLEE BOULEVARD  
WINTER VALLEY VIC 3358**

3 2 2

Sold Price

<sup>RS</sup> **\$580,000** Sold Date **19-Nov-24**

Distance **1.08km****RS** = Recent sale**UN** = Undisclosed Sale

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