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	42 Honour Avenue, Winter Valley Vic 3358

Indicative selling price

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

Range between $575,000 & $610,000

Median sale price

Median price $570,000 Property Type House Suburb Winter Valley

Period - From 01/08/2023 to 31/07/2024 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	41 Spoonbill Av WINTER VALLEY 3358	$600,000	21/05/2024
2	26 Honour Av WINTER VALLEY 3358	$575,000	19/02/2024
3	6 Verona St WINTER VALLEY 3358	$590,000	08/12/2023

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: 01/08/2024 09:42

42 Honour Avenue, Winter Valley Vic 3358



4 2 2

Rooms: 3
Property Type: House
Land Size: 544 sqm approx

Agent Comments

Indicative Selling Price
$575,000 - $610,000
Median House Price
01/08/2023 - 31/07/2024: $570,000

Comparable Properties



41 Spoonbill Av WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $600,000
Method: Private Sale
Date: 21/05/2024
Property Type: House
Land Size: 422 sqm approx

Agent Comments



26 Honour Av WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $575,000
Method: Private Sale
Date: 19/02/2024
Property Type: House (Res)
Land Size: 543 sqm approx

Agent Comments



6 Verona St WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $590,000
Method: Private Sale
Date: 08/12/2023
Property Type: House (Res)
Land Size: 479 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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