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	11 Barwon Avenue, Winter Valley Vic 3358

Indicative selling price

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

Range between $695,000 & $745,000

Median sale price

Median price $559,000 Property Type House Suburb Winter Valley

Period - From 01/07/2023 to 30/06/2024 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	23 Majestic Way WINTER VALLEY 3358	$705,000	30/08/2024
2	19 Barwon Av WINTER VALLEY 3358	$700,000	20/08/2024
3	39 Carina Dr WINTER VALLEY 3358	$720,000	20/08/2024

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: 03/10/2024 10:42

11 Barwon Avenue, Winter Valley Vic 3358



5 3 2

Property Type: House (Res)
Land Size: 393 sqm approx

Agent Comments

Indicative Selling Price
$695,000 - $745,000
Median House Price
Year ending June 2024: $559,000

Comparable Properties



23 Majestic Way WINTER VALLEY 3358 (REI)

4 2 4

Price: $705,000
Method: Private Sale
Date: 30/08/2024
Property Type: House
Land Size: 612 sqm approx

Agent Comments



19 Barwon Av WINTER VALLEY 3358 (REI/VG)

4 2 1

Price: $700,000
Method: Private Sale
Date: 20/08/2024
Property Type: House
Land Size: 512 sqm approx

Agent Comments



39 Carina Dr WINTER VALLEY 3358 (REI)

5 2 2

Price: $720,000
Method: Private Sale
Date: 20/08/2024
Property Type: House
Land Size: 639 sqm approx

Agent Comments

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

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