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 Butcherbird Parade, Winter Valley Vic 3358

Indicative selling price

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

Range between $540,000 & $560,000

Median sale price

Median price $550,500 Property Type House Suburb Winter Valley

Period - From 15/01/2024 to 14/01/2025 Source Property Data

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.

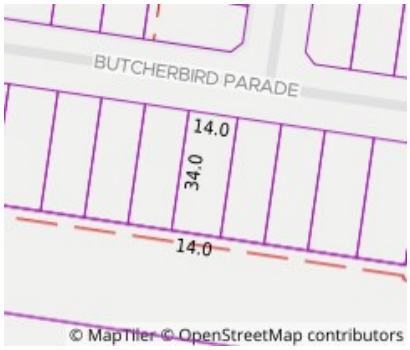
	Address of comparable property	Price	Date of sale
1	58 Wedge Tail Dr WINTER VALLEY 3358	$550,000	25/10/2024
2	10 Sandpiper Av WINTER VALLEY 3358	$545,000	01/05/2024
3	99 Anglesea St WINTER VALLEY 3358	$550,000	10/08/2023

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: 15/01/2025 07:48

11 Butcherbird Parade, Winter Valley Vic 3358



4 2 2

Property Type: House
Land Size: 475 sqm approx

Agent Comments

Indicative Selling Price
$540,000 - $560,000
Median House Price
15/01/2024 - 14/01/2025: $550,500

Comparable Properties



58 Wedge Tail Dr WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $550,000
Method: Private Sale
Date: 25/10/2024
Property Type: House
Land Size: 539 sqm approx

Agent Comments

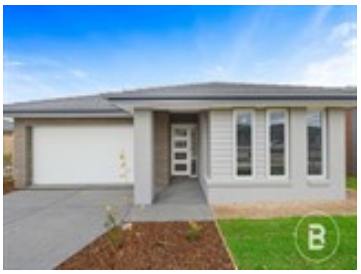


10 Sandpiper Av WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $545,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 456 sqm approx

Agent Comments



99 Anglesea St WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $550,000
Method: Private Sale
Date: 10/08/2023
Property Type: House
Land Size: 489 sqm approx

Agent Comments

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