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	34 Anglesea Street, Winter Valley Vic 3358

Indicative selling price

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

Range between $435,000 & $455,000

Median sale price

Median price $550,250 Property Type House Suburb Winter Valley

Period - From 03/02/2024 to 02/02/2025 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	4/316 Smythes Rd DELACOMBE 3356	$425,000	11/10/2024
2	19 Echo Pl ALFREDTON 3350	$425,000	19/08/2024
3	17 Leopold St ALFREDTON 3350	$455,000	01/12/2023

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: 03/02/2025 15:50

34 Anglesea Street, Winter Valley Vic 3358



2 1 1

Property Type: House
Land Size: 252 sqm approx

Agent Comments

Indicative Selling Price
$435,000 - $455,000
Median House Price
03/02/2024 - 02/02/2025: $550,250

Comparable Properties



4/316 Smythes Rd DELACOMBE 3356 (VG)

2 - -

Price: $425,000
Method: Sale
Date: 11/10/2024
Property Type: Strata Unit/Flat

Agent Comments



19 Echo Pl ALFREDTON 3350 (REI/VG)

2 2 1

Price: $425,000
Method: Private Sale
Date: 19/08/2024
Property Type: House
Land Size: 300 sqm approx

Agent Comments



17 Leopold St ALFREDTON 3350 (REI/VG)

2 2 1

Price: $455,000
Method: Private Sale
Date: 01/12/2023
Property Type: House

Agent Comments

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

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