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	32 Parkland Drive, Winter Valley Vic 3358

Indicative selling price

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

Range between $565,000 & $605,000

Median sale price

Median price $550,000 Property Type House Suburb Winter Valley

Period - From 01/10/2024 to 31/12/2024 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	4 White Gum Way WINTER VALLEY 3358	$550,000	03/02/2025
2	52 Royal York Rd WINTER VALLEY 3358	$575,000	20/11/2024
3	11 Edwina Rd WINTER VALLEY 3358	$605,000	14/10/2024

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: 18/02/2025 14:22

32 Parkland Drive, Winter Valley Vic 3358



4 2 4

Property Type: House
Land Size: 511 sqm approx

Agent Comments

Indicative Selling Price
$565,000 - $605,000
Median House Price
December quarter 2024: $550,000

Comparable Properties



4 White Gum Way WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $550,000
Method: Private Sale
Date: 03/02/2025
Property Type: House
Land Size: 577 sqm approx

Agent Comments



52 Royal York Rd WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $575,000
Method: Private Sale
Date: 20/11/2024
Property Type: House
Land Size: 544 sqm approx

Agent Comments



11 Edwina Rd WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $605,000
Method: Private Sale
Date: 14/10/2024
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments

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

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