

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

45 The Ridge, Winter Valley 3358

Indicative selling price

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

Single price

\$*

or range between

\$440,000

&

\$470,000

Median sale price

Median price

\$405,000

*House

X

*Unit

Suburb
or locality

Winter Valley

Period - From

01/02/2018

to

01/02/2019

Source

CoreLogic

Comparable property sales

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
8 Carina Drive, Winter Valley 3358	\$449,000	28/08/2018
16 Elegante Road, Winter Valley 3358	\$470,000	20/11/2018
23 Menhennet Drive, Delacombe 3356	\$440,000	18/09/2018