

# 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

13 Racing Way, Winter Valley Vic 3358

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$157,000

or range between \$\*

&

\$

### Median sale price

Median price \$137,000

\*House

\*Unit

Suburb  
or locality Winter Valley

Period - From 01/02/18

to 31/01/19

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
7 Racing Way, Winter Valley Vic 3358	\$168,000	09/08/18
10 Galway Drive, Alfredton Vic 3350	\$155,000	06/09/18
21 Swan Boulevard, Winter Valley Vic 3358	\$155,000	14/11/18