

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

10 Banff Road, Winter Valley Vic 3358

Indicative selling price

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

Range between \$525,000 & \$550,000

Median sale price

Median price \$530,000 Property Type House Suburb Winter Valley

Period - From 01/04/2021 to 30/06/2021 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	8 Banff Rd WINTER VALLEY 3358	\$575,000	13/04/2021
2	9 Gallant Way WINTER VALLEY 3358	\$550,000	03/08/2021
3	18 Maestro Ct DELACOMBE 3356	\$550,000	19/03/2021

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:

05/08/2021 12:35

10 Banff Road, Winter Valley Vic 3358



Property Type: Land
Land Size: 544 sqm approx
Agent Comments

Indicative Selling Price
\$525,000 - \$550,000
Median House Price
June quarter 2021: \$530,000

Comparable Properties

8 Banff Rd WINTER VALLEY 3358 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 13/04/2021
Property Type: House (Res)
Land Size: 542 sqm approx



9 Gallant Way WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 03/08/2021
Property Type: House



18 Maestro Ct DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 19/03/2021
Property Type: House
Land Size: 541 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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