#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| Property | offered | for s | sale |
|----------|---------|-------|------|
|----------|---------|-------|------|

| Address               | 65 Dove Avenue, Winter Valley Vic 3358 |
|-----------------------|--|
| Including suburb or   |  |
| locality and postcode |  |
|                       |  |
|                       |  |

#### Indicative selling price

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

| Range between  | \$545,000 | & | \$585,000 |
|----------------|-----------|---|-----------|
| Trange between | ψ5-15,000 | α | Ψ505,000  |

#### Median sale price

| Median price  | \$545,000  | Pro | perty Type | House |        | Suburb | Winter Valley |
|---------------|------------|-----|------------|-------|--------|--------|---------------|
| Period - From | 01/04/2024 | to  | 31/03/2025 |       | 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 | 34 Racing Way WINTER VALLEY 3358      | \$550,000 | 30/06/2025 |
|---|---------------------------------------|-----------|------------|
| 2 | 21 Cruz Rd WINTER VALLEY 3358         | \$570,000 | 30/06/2025 |
| 3 | 21 Butcherbird Pde WINTER VALLEY 3358 | \$560,000 | 26/06/2025 |

#### 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: | 02/07/2025 10:36 |
|--|------------------|









**Property Type:** House **Land Size:** 490 sqm approx Agent Comments

Indicative Selling Price \$545,000 - \$585,000 Median House Price Year ending March 2025: \$545,000

### Comparable Properties



34 Racing Way WINTER VALLEY 3358 (REI)

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**3** 2

**Agent Comments** 

Price: \$550,000 Method: Private Sale Date: 30/06/2025 Property Type: House Land Size: 425 sqm approx

21 Cruz Rd WINTER VALLEY 3358 (REI)

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4

Price: \$570,000 Method: Private Sale Date: 30/06/2025 Property Type: House Land Size: 496 sqm approx

2

-**3** 

**Agent Comments** 

21 Butcherbird Pde WINTER VALLEY 3358 (REI)



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**3** 

Agent Comments

Price: \$560,000 Method: Private Sale Date: 26/06/2025 Property Type: House

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





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