

## 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 and  
postcode

8 BLUEGRASS 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) (\*Delete single price or range as applicable)

Single Price

\$485,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,500

Property type

Other

Suburb

Winter Valley

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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

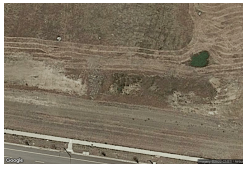
Date of sale

134 MAJESTIC WAY WINTER VALLEY VIC 3358	\$485,000	29-Mar-22
136 MAJESTIC WAY WINTER VALLEY VIC 3358	\$485,000	16-Dec-21
132 MAJESTIC WAY WINTER VALLEY VIC 3358	\$485,000	24-Mar-22

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 October 2022


**134 MAJESTIC WAY WINTER VALLEY VIC 3358**
 -  -  -

Sold Price

**\$485,000**

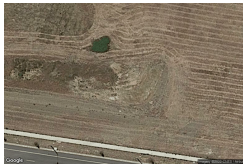
 Sold Date **29-Mar-22**

 Distance **0.06km**

**136 MAJESTIC WAY WINTER VALLEY VIC 3358**
 -  -  -

Sold Price

 Sold Date **16-Dec-21**

 Distance **0.06km**

**132 MAJESTIC WAY WINTER VALLEY VIC 3358**
 -  -  -

Sold Price

 Sold Date **24-Mar-22**

 Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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or range  
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&

### Median sale price

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Median Price

\$601,500

Property type

Other

Suburb

Winter Valley

Period-from

01 Oct 2021

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30 Sep 2022

Source

Corelogic

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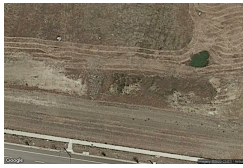
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OR

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**134 MAJESTIC WAY WINTER VALLEY VIC 3358**
 -  -  -

 Sold Price **\$485,000** Sold Date **29-Mar-22**

 Distance **0.05km**

**132 MAJESTIC WAY WINTER VALLEY VIC 3358**
 -  -  -

 Sold Price Sold Date **24-Mar-22**

 Distance **0.06km**

**136 MAJESTIC WAY WINTER VALLEY VIC 3358**
 -  -  -

 Sold Price Sold Date **16-Dec-21**

 Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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## Statement of Information

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or range  
between

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(\*Delete house or unit as applicable)

Median Price

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Suburb

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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Single Price

\$485,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,500

Property type

Other

Suburb

Winter Valley

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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