

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb or locality and postcode	520 Greenhalghs Road, Winter Valley
---	-------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 401-406	\$	or range between	\$208,000	&	\$213,000
Lots 416-421	\$	or range between	\$200,000	&	\$218,000
Lot 422	\$193,000	or range between	\$	&	\$
Lots 423-428	\$	or range between	\$200,000	&	\$215,000
	\$	or range between	\$	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price		Suburb or locality	
Period - From		To	
Source			

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 401 – 406 Lots 416-425	1 Lot 56 540 Wiltshire Lane, Wintervalley	\$190,000	05/05/2021
	2 Lot 426 Cassowary Way, Wintervalley	\$210,000	25/03/2021
	3 Lot 40 540 Wiltshire Lane, Wintervalley	\$210,000	30/04/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1		
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 08/01/2021