# **STATEMENT OF INFORMATION**

65 BATSON STREET, WINCHELSEA, VIC 3241 PREPARED BY HAYESWINCKLE, 79 BARRABOOL ROAD HIGHTON



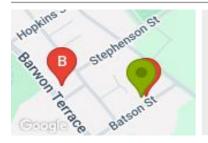


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



## WINCHELSEA, VIC, 3241

Suburb Median Sale Price (House)

\$650,000

01 April 2024 to 31 March 2025

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

	67 BATSON ST, WINCHELSEA, VIC 3241	<b>= 3</b>	<b>2</b>	<b>⊕</b> 2
Í	<b>Sale Price</b> <b>\$592,000</b> Sale Date: 12/09/2024			
	Distan	ce from Prop	erty: 16m	n A
	51 BARWON TCE, WINCHELSEA, VIC 3241	<b>= 3</b>	گ 1	🖧 1
	Sale Price			
	\$600,000			
10	Sale Date: 15/06/2024			

Distance from Property: 262m

This report has been compiled on 07/04/2025 by Hayeswinckle. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## Statement of Information Single residential property located outside the Melbourne metropolitan area

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

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

#### Property offered for sale

Address Including suburb and postcode

65 BATSON STREET, WINCHELSEA, VIC 3241

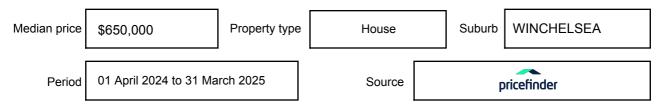
#### Indicative selling price

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

Price Range:

\$580,000 to \$620,000

#### Median sale price



#### **Comparable property sales**

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale	
67 BATSON ST, WINCHELSEA, VIC 3241	\$592,000	12/09/2024	
51 BARWON TCE, WINCHELSEA, VIC 3241	\$600,000	15/06/2024	

This Statement of Information was prepared on: 0

07/04/2025

