Statement of Information

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property Offerred for sale

Address Including suburb and locality and postcode	11 Jordyn Close, Winchelsea

Indicative selling price

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

Range Between	$395,000	&	$425,000

Median Sale Price

Median price	$386,250	House	X	Suburb or locality	Winchelsea
Period - From	01/04/2017	to	31/03/2018	Source	Other

Comparable property sales

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. 35 Hopkins St, Winchelsea	$392,000	16/12/2017
2. 4 Heath Drv, Winchelsea	$420,000	17/10/2017
3. 2 Jordyn Cl, Winchelsea	$408,000	13/04/2018

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 May 2018

Statement of Information

Sections 47AF of the Estate Agents Act 1980

11 Jordyn Close, Winchelsea

3	2	2
Bed	Bath	Car

Indicative selling price: $395,000 - $425,000

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

Winchelsea

Median House Price: $386,250
Period From: 01/04/2017
Source: Other

Median Unit Price:
Period to: 31/03/2018

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
35 Hopkins St, Winchelsea	House	3	2	2	$392,000	16/12/2017	555m2
4 Heath Drv, Winchelsea	House	3	2	4	$420,000	17/10/2017	607m2
2 Jordyn Cl, Winchelsea	House	4	2	2	$408,000	13/04/2018	665m2

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Prepared on 30 May 2018

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