

## 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

7 Waterloo Plains Crescent Winchelsea VIC 3241

### 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  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
Period-from  to  Source

### 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
5 Waterloo Plains Crescent Winchelsea VIC 3241	\$685,000	15-Oct-20
19 Waterloo Plains Crescent Winchelsea VIC 3241	\$690,000	25-Jan-21
37 Rowley Drive Winchelsea VIC 3241	\$820,000	28-Jun-21

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.~~

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**5 Waterloo Plains Crescent  
Winchelsea VIC 3241**

5 2 2

Sold Price **\$685,000** Sold Date **15-Oct-20**

Distance **0.02km**



**19 Waterloo Plains Crescent  
Winchelsea VIC 3241**

4 2 2

Sold Price **\$690,000** Sold Date **25-Jan-21**

Distance **0.1km**



**37 Rowley Drive Winchelsea VIC  
3241**

4 2 6

Sold Price <sup>RS</sup> **\$820,000** Sold Date **28-Jun-21**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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