



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 5 Daintree Drive, WINCHELSEA 3241

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$399,500 -  
\$439,000**

### Median sale price

Median **House** for **WINCHELSEA** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

**\$300,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**6 Heath Drive,**  
Winchelsea 3241      Price **\$401,000** Sold 21 April 2017

**10 Harding Street,**  
Winchelsea 3241      Price **\$445,000** Sold 08 April 2017

**40 Arm ytag e Street,**  
Winchelsea 3241      Price **\$430,000** Sold 01 March 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 Michelle Winckle

03 5241 1488  
0416 117 978

[michelle.winckle@hayeswinckle.com.au](mailto:michelle.winckle@hayeswinckle.com.au)

[hayeswinckle]

**Team 3216 Pty Ltd t/as  
Hayeswinckle Agent**

79 Barrabool Road,  
Highton VIC 3216