



Statement of Information

Sections 47AF of the Estate Agents Act 1980

11 Carina Drive, Winter Valley 3358

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$449,000 - \$479,000

Median sale price

Median **House** for **Winter Valley** for period **Aug 2017 - Aug 2018**

Sourced from **Pricefinder**.

\$387,000

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

81 Majestic Way,
Winter Valley 3358

Price **\$475,000** Sold 21
December 2017

9 Adelphi Close,
Winter Valley 3358

Price **\$456,500** Sold 24 May
2018

22 Gallant Way,
Winter Valley 3358

Price **\$435,000** Sold 25 May
2018

Additional Information

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.

Ray White Ballarat

37 Lydiard Street South,
Ballarat VIC 3350

Contact agents



Paul McGourlay
Ray White

(03) 5333 4444
0423 508 070

paul.mcgourlay@raywhite.com

