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 or locality and postcode	uding suburb or					
Indicative selling price	ce					
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$2,950,000		\$3,200,000				
Median sale price*						
Median price	Pı	roperty Type		Subur	Winchelsea	
Period - From	to		Source	е		
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 eighteen 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						
2						
3						
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 eighteen months.						
This Statement of Information was prepared on:					31/10/2025 09:51	
* When this Statement of prices of residential propour sales records (if any) (2)(b) of the Estate Agent	perty in the s), did not pro	uburb or locality	in which the pro	operty of	fered for sale i	s situated, and





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> Indicative Selling Price \$2,950,000 - \$3,200,000 No median price available





Rooms: 5

Property Type: Livestock (Rur) **Land Size:** 404700 sqm approx

Agent Comments

Comparable Properties

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 eighteen months.

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