

STATEMENT OF INFORMATION

6 OLNEY STREET, WINCHELSEA, VIC 3241

PREPARED BY MARION NOTT, CHARLES STEWART REAL ESTATE COLAC

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 OLNEY STREET, WINCHELSEA, VIC 3241  3  1  2

Indicative Selling Price

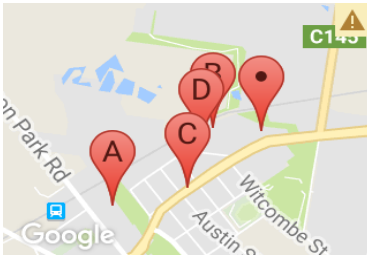
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$335,000 to 350,000

Provided by: Marion Nott, Charles Stewart Real Estate Colac

MEDIAN SALE PRICE



WINCHELSEA, VIC, 3241

Suburb Median Sale Price (House)

\$380,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



5 MCDONALD DR, WINCHELSEA, VIC 3241

 3  1  1

Sale Price

***\$426,500**

Sale Date: 17/02/2018

Distance from Property: 1.1km



29 OLNEY ST, WINCHELSEA, VIC 3241

 2  2  2

Sale Price

\$380,000

Sale Date: 20/10/2017

Distance from Property: 311m



25 WILLIS ST, WINCHELSEA, VIC 3241

 3  1  -

Sale Price

****\$315,000**

Sale Date: 14/01/2018

Distance from Property: 626m



This report has been compiled on 06/03/2018 by Charles Stewart Real Estate Colac. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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4 DAINTREE DR, WINCHELSEA, VIC 3241

 **3**  **1**  **1**

Sale Price

\$383,000

Sale Date: 10/10/2017

Distance from Property: 394m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 OLNEY STREET, WINCHELSEA, VIC 3241

Indicative selling price

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Price Range:

\$335,000 to 350,000

Median sale price

Median price

\$380,000

House

X

Unit


Suburb

WINCHELSEA

Period

01 January 2017 to 31 December 2017

Source



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
5 MCDONALD DR, WINCHELSEA, VIC 3241	*\$426,500	17/02/2018
29 OLNEY ST, WINCHELSEA, VIC 3241	\$380,000	20/10/2017
25 WILLIS ST, WINCHELSEA, VIC 3241	**\$315,000	14/01/2018
4 DAINTREE DR, WINCHELSEA, VIC 3241	\$383,000	10/10/2017