

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 20 Kite Street, Winter Valley, VIC 3358

Indicative selling price

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

Single Price

\$0

Median sale price

Median price

\$316,000

Property Type

Vacant Land

Suburb

St Helens (3285)

Period - From

19/05/2022

to

19/08/2022

Source

Corelogic

Comparable property sales

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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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
19 Stork Street Winter Valley, VIC, 3358	\$330,000	05/05/2022
20 Alto Grange, Winter Valley	\$316,000	18/06/2022
22 Goldfinch Road, Winter Valley	\$315,000	07/08/2022

This Statement of Information was prepared on: 19/08/2022