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

lot 115 Picasso Street, Winter Valley Vic 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$225,000		&		\$235,000				
Median sale p	rice					_			
Median price	\$278,000	Pro	operty Type	Vac	ant land		Suburb	Winter Valley	
Period - From	20/05/2023	to	19/05/2024		Sc	ource	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Ade	dress of comparable property	Price	Date of sale
1	10 Pelican Dr WINTER VALLEY 3358	\$260,000	17/11/2023
2	53 Spoonbill Av WINTER VALLEY 3358	\$255,000	11/10/2023
3	22 Sandpiper Av WINTER VALLEY 3358	\$210,000	09/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

20/05/2024 16:05







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Property Type: Agent Comments

Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

Indicative Selling Price \$225,000 - \$235,000 **Median Land Price** 20/05/2023 - 19/05/2024: \$278,000

Comparable Properties





10 Pelican Dr WINTER VALLEY 3358 (REI/VG) Agent Comments



Price: \$260,000 Method: Private Sale Date: 17/11/2023 Property Type: Land Land Size: 504 sqm approx

53 Spoonbill Av WINTER VALLEY 3358 (REI/VG)

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Agent Comments



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22 Sandpiper Av WINTER VALLEY 3358 (VG) Agent Comments



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Price: \$210,000 Method: Sale Date: 09/12/2023 Property Type: Land Land Size: 455 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



propertydata

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