

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$225,000 & \$235,000

### Median sale price

Median price \$278,000 Property Type Vacant land Suburb Winter Valley

Period - From 20/05/2023 to 19/05/2024 Source 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.

	Address 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

**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)**

Agent Comments



**Price:** \$255,000

**Method:** Private Sale

**Date:** 11/10/2023

**Property Type:** Land

**Land Size:** 425 sqm approx

**22 Sandpiper Av WINTER VALLEY 3358 (VG)**

Agent Comments



**Price:** \$210,000

**Method:** Sale

**Date:** 09/12/2023

**Property Type:** Land

**Land Size:** 455 sqm approx