

# 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 204 Anglesea Street, Winter Valley Vic 3358

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$245,000 & \$255,000

### Median sale price

Median price \$257,500 Property Type Vacant land Suburb Winter Valley

Period - From 18/02/2024 to 17/02/2025 Source Property Data

### 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	43 Wedge Tail Dr WINTER VALLEY 3358	\$260,000	05/12/2024
2	31 Amalfi St WINTER VALLEY 3358	\$240,000	19/09/2024
3	17 Amalfi St WINTER VALLEY 3358	\$245,000	22/04/2024

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:

18/02/2025 15:06

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



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$245,000 - \$255,000  
**Median Land Price**  
18/02/2024 - 17/02/2025: \$257,500

## Comparable Properties



**43 Wedge Tail Dr WINTER VALLEY 3358 (REI)**

Agent Comments



**Price:** \$260,000  
**Method:** Private Sale  
**Date:** 05/12/2024  
**Property Type:** Land  
**Land Size:** 592 sqm approx

**31 Amalfi St WINTER VALLEY 3358 (VG)**

Agent Comments



**Price:** \$240,000  
**Method:** Sale  
**Date:** 19/09/2024  
**Property Type:** Land  
**Land Size:** 510 sqm approx

**17 Amalfi St WINTER VALLEY 3358 (VG)**

Agent Comments



**Price:** \$245,000  
**Method:** Sale  
**Date:** 22/04/2024  
**Property Type:** Land  
**Land Size:** 520 sqm approx