## 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 |            |     |             |     |           |      |          |               |  |
|--|------------|-----|-------------|-----|-----------|------|----------|---------------|--|
| Range betweer  | \$245,000  |     | &           |     | \$255,000 |      |          |               |  |
| Median sale p  | rice       |     |             |     |           |      |          |               |  |
| Median price   | \$257,500  | Pro | operty Type | Vac | ant land  |      | Suburb   | Winter Valley |  |
| Period - From  | 18/02/2024 | to  | 17/02/2025  |     | So        | urce | 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.

| Ad | dress 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







**Property Type:** Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

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

# **Comparable Properties**



Method: Sale Date: 19/09/2024 Property Type: Land Land Size: 510 sqm approx

17 Amalfi St WINTER VALLEY 3358 (VG)



**6** 

Agent Comments

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

Account - Ballarat Property Agents | P: 03 5324 2408



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