

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

25 Cormorant Grange, 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)

Single price \$249,950

### Median sale price

Median price \$269,000

Property Type Vacant land

Suburb Winter Valley

Period - From 15/11/2023

to 14/11/2024

Source REIV

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	18 Cruz Rd WINTER VALLEY 3358	\$250,000	21/10/2024
2	90 Elegante Rd WINTER VALLEY 3358	\$269,000	24/09/2024
3	42 Cormorant Grng WINTER VALLEY 3358	\$248,000	28/08/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/11/2024 17:55

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**Property Type:** Land  
**Land Size:** 448 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$249,950  
**Median Land Price**  
15/11/2023 - 14/11/2024: \$269,000

## Comparable Properties



**18 Cruz Rd WINTER VALLEY 3358 (REI)**

**Agent Comments**



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 21/10/2024  
**Property Type:** Land  
**Land Size:** 448 sqm approx

**90 Elegante Rd WINTER VALLEY 3358 (VG)**

**Agent Comments**



**Price:** \$269,000  
**Method:** Sale  
**Date:** 24/09/2024  
**Property Type:** Land  
**Land Size:** 350 sqm approx



**42 Cormorant Grng WINTER VALLEY 3358 (REI)**

**Agent Comments**



**Price:** \$248,000  
**Method:** Private Sale  
**Date:** 28/08/2024  
**Property Type:** Land  
**Land Size:** 350 sqm approx

**Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922**