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	25 Cormorant Grange, Winter Valley Vic 3358
Including suburb or	·
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$249,950

Median sale price

Median price	\$269,000	Pro	perty Type	Vaca	ant land		Suburb	Winter Valley
Period - From	15/11/2023	to	14/11/2024		Sc	ource	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

Add	dress 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 comparableproperties 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





Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$249,950 **Median Land Price**

15/11/2023 - 14/11/2024: \$269,000



Property Type: Land Land Size: 448 sqm approx

Agent Comments

Comparable Properties



18 Cruz Rd WINTER VALLEY 3358 (REI)

Price: \$250,000 Method: Private Sale Date: 21/10/2024

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

90 Elegante Rd WINTER VALLEY 3358 (VG)



Agent Comments

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)





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





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