

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 631 - Cumberland Boulevard, Winter Valley, 3358

Indicative selling price

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

Single price \$ 330,000

or range between

&

Median sale price

Median price \$ 315,000

Property type Vacant Land

Suburb Winter Valley

Period - From 1/07/2024

to

30/09/2024

Source Oliver Hume

Comparable property sales

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 Lot 316 - Gellibrand Road, Ballarat, 3030 | \$ 320,000 | 19/12/2023 |
| 2 Lot 437 - Geary Place, Ballarat, 3030 | \$ 320,000 | 27/06/2023 |
| 3 Lot 438 - Carisbrook Crescent, Ballarat, 3030 | \$ 320,000 | 8/06/2023 |

This Statement of Information was prepared on:

02 Dec 2024