

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 161 Picasso Street, Winter Valley Vic 3358

Indicative selling price

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

Range between \$230,000 & \$240,000

Median sale price

Median price \$275,000 Property Type Vacant land Suburb Winter Valley

Period - From 21/05/2023 to 20/05/2024 Source REIV

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	10 Pelican Dr WINTER VALLEY 3358	\$260,000	17/11/2023
2	53 Spoonbill Av WINTER VALLEY 3358	\$255,000	11/10/2023
3	22 Sandpiper Av WINTER VALLEY 3358	\$210,000	09/12/2023

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: 21/05/2024 09:46



Property Type:
Agent Comments

Indicative Selling Price
\$230,000 - \$240,000
Median Land Price
21/05/2023 - 20/05/2024: \$275,000

Comparable Properties



10 Pelican Dr WINTER VALLEY 3358 (REI/VG) Agent Comments



Price: \$260,000
Method: Private Sale
Date: 17/11/2023
Property Type: Land
Land Size: 504 sqm approx



53 Spoonbill Av WINTER VALLEY 3358 (REI/VG) Agent Comments



Price: \$255,000
Method: Private Sale
Date: 11/10/2023
Property Type: Land
Land Size: 425 sqm approx

22 Sandpiper Av WINTER VALLEY 3358 (VG) Agent Comments



Price: \$210,000
Method: Sale
Date: 09/12/2023
Property Type: Land
Land Size: 455 sqm approx