

# 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 162 Sprinter Way, 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)

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

### Median sale price

Median price \$271,500 Property Type Vacant land Suburb Winter Valley

Period - From 15/07/2023 to 14/07/2024 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: 15/07/2024 10:52

Lisa Horvat  
03 5324 2408  
0400 533 667  
lisa@ballaratpropertyagents.com.au



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$230,000 - \$240,000  
**Median Land Price**  
15/07/2023 - 14/07/2024: \$271,500

## 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