

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

132 Majestic Way, Winter Valley Vic 3358

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$290,000

Property Type Vacant land

Suburb Winter Valley

Period - From 15/03/2023

to 14/03/2024

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	136 Whitelaw Av DELACOMBE 3356	\$520,000	17/03/2023
2	102 Aspect Pde ALFREDTON 3350	\$495,000	18/09/2023
3	10 Bluegrass Way WINTER VALLEY 3358	\$485,000	18/09/2023

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:

15/03/2024 13:02



Property Type: Land
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price
\$550,000
Median Land Price
15/03/2023 - 14/03/2024: \$290,000

Comparable Properties

136 Whitelaw Av DELACOMBE 3356 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 17/03/2023
Property Type: Land (Res)
Land Size: 1801 sqm approx

102 Aspect Pde ALFREDTON 3350 (VG)

Agent Comments



Price: \$495,000
Method: Sale
Date: 18/09/2023
Property Type: Land
Land Size: 530 sqm approx



10 Bluegrass Way WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$485,000
Method: Sale
Date: 18/09/2023
Property Type: Land
Land Size: 2595 sqm approx

Account - Fletchers | P: 03 5333 4797



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