

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

11 Beartooth Drive, Winter Valley Vic 3358

Indicative selling price

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

Range between

\$225,000

&

\$235,000

Median sale price

Median price

\$295,000

Property Type

Vacant land

Suburb

Winter Valley

Period - From

06/09/2022

to

05/09/2023

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	31 Beartooth Dr WINTER VALLEY 3358	\$240,000	26/05/2023
2	11 Butcherbird Pde WINTER VALLEY 3358	\$238,000	08/08/2022
3	74 Valiant Rd SMYTHES CREEK 3351	\$227,500	19/04/2023

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:

06/09/2023 19:48

11 Beartooth Drive, Winter Valley Vic 3358

BALLARAT
PROPERTY AGENTS

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Indicative Selling Price

\$225,000 - \$235,000

Median Land Price

06/09/2022 - 05/09/2023: \$295,000



Property Type: Land

Land Size: 416 sqm approx

Agent Comments

Comparable Properties

31 Beartooth Dr WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$240,000

Method: Sale

Date: 26/05/2023

Property Type: Land

Land Size: 424 sqm approx

11 Butcherbird Pde WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$238,000

Method: Sale

Date: 08/08/2022

Property Type: Land

Land Size: 475 sqm approx



74 Valiant Rd SMYTHES CREEK 3351 (REI/VG)

Agent Comments



Price: \$227,500

Method: Private Sale

Date: 19/04/2023

Property Type: Land

Land Size: 512 sqm approx

Account - Ballarat Property Agents | P: 0353242408



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