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 510 - Rutledge Way, Winter Valley, 3358 | | | | | | | | | |
| Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
| Single price | \$ 280,000 | | or range | e 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 426 - Erskine Road, Ballarat, 3030 | \$ 280,000 | 20/02/2024 |
| 2 Lot 509 - Rutledge Way, Ballarat, 3030 | \$ 270,000 | 18/02/2024 |
| 3 Lot 507 - Rutledge Way, Ballarat, 3030 | \$ 269,500 | 1/12/2023 |

This Statement of Information was prepared on: 02 Dec 2024

