# buxton



# STATEMENT OF INFORMATION

19 AMALFI STREET, WINTER VALLEY, VIC 3358 PREPARED BY JOEL WILLIAMSON, BUXTON (BALLARAT) PTY LTD

# buxton

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



## WINTER VALLEY, VIC, 3358

Suburb Median Sale Price (Vacant Land)

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

\$257,500

Price Range:

01 April 2024 to 31 March 2025

**Indicative Selling Price** 

Provided by: pricefinder

Provided by: Joel Williamson, Buxton (Ballarat) Pty Ltd

### **COMPARABLE PROPERTIES**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



# 16 WEDGE TAIL DR, WINTER VALLEY, VIC 3358 📇 3 🛭 🗁 2 🚓 2

19 AMALFI STREET, WINTER VALLEY, VIC 🕮 - 🖾 -

\$745.000 to \$800.000

**Sale Price** \$750,000

Distance from Property: 458m



This report has been compiled on 29/04/2025 by Buxton (Ballarat) Pty Ltd. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Sale Date: 22/11/2024

# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode

19 AMALFI STREET, WINTER VALLEY, VIC 3358

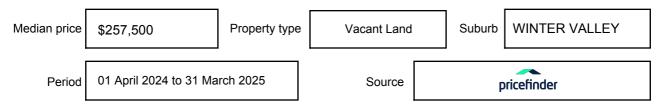
### Indicative selling price

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

Price Range:

\$745,000 to \$800,000

### Median sale price



### **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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
16 WEDGE TAIL DR, WINTER VALLEY, VIC 3358	\$750,000	22/11/2024
19 GALWAY DR, ALFREDTON, VIC 3350	\$795,000	09/01/2025
13 JOHANNA DR, WINTER VALLEY, VIC 3358	\$760,000	11/02/2025

This Statement of Information was prepared on: 29/

29/04/2025

