

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

25 Cormorant Grange, Winter Valley Vic 3358

Indicative selling price

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

Single price \$249,950

Median sale price

Median price \$269,000

Property Type Vacant land

Suburb Winter Valley

Period - From 15/11/2023

to 14/11/2024

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	18 Cruz Rd WINTER VALLEY 3358	\$250,000	21/10/2024
2	90 Elegante Rd WINTER VALLEY 3358	\$269,000	24/09/2024
3	42 Cormorant Grng WINTER VALLEY 3358	\$248,000	28/08/2024

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:

15/11/2024 17:55

25 Cormorant Grange, Winter Valley Vic 3358



Scott Petrie

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Indicative Selling Price

\$249,950

Median Land Price

15/11/2023 - 14/11/2024: \$269,000



Property Type: Land

Land Size: 448 sqm approx

Agent Comments

Comparable Properties



18 Cruz Rd WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$250,000

Method: Private Sale

Date: 21/10/2024

Property Type: Land

Land Size: 448 sqm approx

90 Elegante Rd WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$269,000

Method: Sale

Date: 24/09/2024

Property Type: Land

Land Size: 350 sqm approx



42 Cormorant Grng WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$248,000

Method: Private Sale

Date: 28/08/2024

Property Type: Land

Land Size: 350 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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