

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 |
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Indicative selling price

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

Single price \$ 280,000 or range between &

Median sale price

Median price \$ 299,500 Property type Vacant Land Suburb Winter Valley

Period - From 1/01/2025 to 31/03/2025 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 502 - Rutledge Way, Ballarat, 3030 | \$ 260,000 | 21/05/2024 |

This Statement of Information was prepared on: 11 Jun 2025