

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 122 Picasso Street, Winter Valley Vic 3358

Indicative selling price

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

Range between

\$240,000

&

\$250,000

Median sale price

Median price

\$257,500

Property Type

Vacant land

Suburb

Winter Valley

Period - From

17/02/2024

to

16/02/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	43 Wedge Tail Dr WINTER VALLEY 3358	\$260,000	05/12/2024
2	31 Amalfi St WINTER VALLEY 3358	\$240,000	19/09/2024
3	17 Amalfi St WINTER VALLEY 3358	\$245,000	22/04/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/02/2025 17:24

Lisa Horvat

03 5324 2408

0400 533 667

lisa@ballaratpropertyagents.com.au

Indicative Selling Price

\$240,000 - \$250,000

Median Land Price

17/02/2024 - 16/02/2025: \$257,500



Property Type:

Agent Comments

Comparable Properties



43 Wedge Tail Dr WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$260,000

Method: Private Sale

Date: 05/12/2024

Property Type: Land

Land Size: 592 sqm approx

31 Amalfi St WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$240,000

Method: Sale

Date: 19/09/2024

Property Type: Land

Land Size: 510 sqm approx

17 Amalfi St WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$245,000

Method: Sale

Date: 22/04/2024

Property Type: Land

Land Size: 520 sqm approx