

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 123 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 17:26

Lisa Horvat
03 5324 2408
0400 533 667
lisa@ballaratpropertyagents.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$240,000 - \$250,000
Median Land Price
17/02/2024 - 16/02/2025: \$257,500

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