

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 124 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 \$250,000 Property Type Vacant land Suburb Winter Valley

Period - From 30/04/2024 to 29/04/2025 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	2 Ashton Av WINTER VALLEY 3358	\$230,000	03/03/2025
2	20 Sprinter Way WINTER VALLEY 3358	\$230,000	09/02/2025
3	7 Wren Way WINTER VALLEY 3358	\$250,000	17/12/2024

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:

30/04/2025 16:34

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
30/04/2024 - 29/04/2025: \$250,000

Comparable Properties

2 Ashton Av WINTER VALLEY 3358 (REI) Agent Comments



Price: \$230,000
Method:
Date: 03/03/2025
Property Type: House

20 Sprinter Way WINTER VALLEY 3358 (REI) Agent Comments



Price: \$230,000
Method:
Date: 09/02/2025
Property Type: Land

7 Wren Way WINTER VALLEY 3358 (REI) Agent Comments



Price: \$250,000
Method:
Date: 17/12/2024
Property Type: Land