

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 161 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

01/04/2024

to

31/03/2025

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	23 Cruz Rd WINTER VALLEY 3358	\$240,000	20/02/2025
2	20 Sprinter Way WINTER VALLEY 3358	\$230,000	09/02/2025
3	43 Wedge Tail Dr WINTER VALLEY 3358	\$260,000	05/12/2024

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:

01/04/2025 14:12

Lisa Horvat
03 5324 2408
0400 533 667

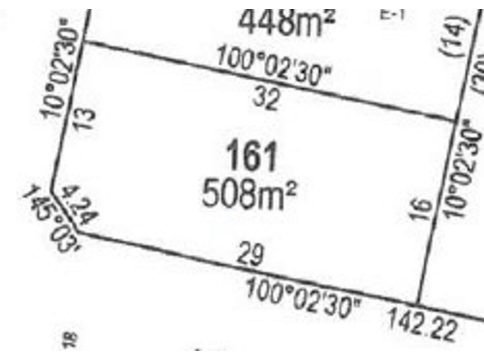
lisa@ballaratpropertyagents.com.au

Indicative Selling Price

\$240,000 - \$250,000

Median Land Price

01/04/2024 - 31/03/2025: \$250,000



Property Type:
Agent Comments

Comparable Properties



23 Cruz Rd WINTER VALLEY 3358 (REI/VG)

Agent Comments



Price: \$240,000
Method: Private Sale
Date: 20/02/2025
Property Type: Land
Land Size: 566 sqm approx

20 Sprinter Way WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 09/02/2025
Property Type: Land
Land Size: 480 sqm approx



43 Wedge Tail Dr WINTER VALLEY 3358 (REI/VG)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 05/12/2024
Property Type: Land
Land Size: 592 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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