## 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 167 Sprinter Way, Winter Valley Vic 3358

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$230,000		&		\$240,000	)		
Median sale p	rice							
Median price	\$250,000	Pro	operty Type	Vac	ant land		Suburb	Winter Valley
Period - From	01/04/2024	to	31/03/2025		So	urce	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:

01/04/2025 13:51



Lot 167 Sprinter Way, Winter Valley Vic 3358







Property Type: Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

Indicative Selling Price \$230,000 - \$240,000 Median Land Price 01/04/2024 - 31/03/2025: \$250,000

# **Comparable Properties**

507M2 APPROX	2 Ashton Av WINTER VALLEY 3358 (REI/VG) 	Agent Comments
B	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	
	7 Wren Way WINTER VALLEY 3358 (VG)	Agent Comments
	Price: \$250,000 Method: Sale Date: 17/12/2024 Property Type: Land Land Size: 478 sqm approx	

Account - Ballarat Property Agents | P: 03 5324 2408



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.