

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	
Including suburb and postcode	Lot 423 - Carisbrook Crescent, Winter Valley, 3358

Indicative selling price

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

Single price	\$	322,000	or range between		&	
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Median sale price

Median price	\$	315,000	Property type	Vacant Land	Suburb	Winter Valley
Period - From	1/07/2024	to	30/09/2024	Source	Oliver Hume	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 Lot 438 - Carisbrook Crescent, Ballarat, 3030	\$ 320,000	8/06/2023
2 Lot 625 - Milanesia Place, Ballarat, 3030	\$ 306,500	31/05/2024
3 Lot 516 - Rutledge Way, Ballarat, 3030	\$ 305,000	19/12/2023

This Statement of Information was prepared on:

02 Dec 2024