

## 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 505 - Rutledge Way, Winter Valley, 3358

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$ 315,000

or range between

&

### Median sale price

Median price \$ 299,500

Property type

Vacant Land

Suburb

Winter Valley

Period - From

1/01/2025

to

31/03/2025

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 625 - Milanesia Place, Ballarat, 3030	\$ 306,500	31/05/2024
2 Lot 516 - Rutledge Way, Ballarat, 3030	\$ 305,000	19/12/2023
3 Lot 406 - Geary Place, Ballarat, 3030	\$ 295,000	30/07/2024

This Statement of Information was prepared on:

11 Jun 2025