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 199 Picasso Street, Winter Valley Vic 3358

Indicative selling price

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

Range between $265,000 & $275,000

Median sale price

Median price $257,500 Property Type Vacant land Suburb Winter Valley

Period - From 17/02/2024 to 16/02/2025 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	43 Wedge Tail Dr WINTER VALLEY 3358	$260,000	05/12/2024
2	6 Dove Av WINTER VALLEY 3358	$250,000	26/09/2024
3	27 Venice Dr WINTER VALLEY 3358	$250,000	26/03/2024

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: 17/02/2025 17:30

Lot 199 Picasso Street, Winter Valley Vic 3358

Lisa Horvat
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Property Type:
Agent Comments

Indicative Selling Price
$265,000 - $275,000
Median Land Price
17/02/2024 - 16/02/2025: $257,500

Comparable Properties



43 Wedge Tail Dr WINTER VALLEY 3358 (REI)

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

Agent Comments

6 Dove Av WINTER VALLEY 3358 (VG)

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Price: $250,000
Method: Sale
Date: 26/09/2024
Property Type: Land
Land Size: 566 sqm approx

Agent Comments



27 Venice Dr WINTER VALLEY 3358 (REI/VG)

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Price: $250,000
Method: Private Sale
Date: 26/03/2024
Property Type: Land (Res)
Land Size: 523 sqm approx

Agent Comments

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