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 125 Picasso Street, Winter Valley Vic 3358

Indicative selling price

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

Range between $230,000 & $240,000

Median sale price

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

Period - From 18/02/2024 to 17/02/2025 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	31 Amalfi St WINTER VALLEY 3358	$240,000	19/09/2024
2	9 Picasso St WINTER VALLEY 3358	$210,000	08/09/2024
3	11 Picasso St WINTER VALLEY 3358	$228,500	27/06/2024

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: 18/02/2025 14:53

Lot 125 Picasso Street, Winter Valley Vic 3358

Lisa Horvat
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Property Type:
Agent Comments

Indicative Selling Price
$230,000 - $240,000
Median Land Price
18/02/2024 - 17/02/2025: $257,500

Comparable Properties

31 Amalfi St WINTER VALLEY 3358 (VG)

Agent Comments

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Price: $240,000
Method: Sale
Date: 19/09/2024
Property Type: Land
Land Size: 510 sqm approx

9 Picasso St WINTER VALLEY 3358 (VG)

Agent Comments

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Price: $210,000
Method: Sale
Date: 08/09/2024
Property Type: Land
Land Size: 475 sqm approx

11 Picasso St WINTER VALLEY 3358 (VG)

Agent Comments

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Price: $228,500
Method: Sale
Date: 27/06/2024
Property Type: Land
Land Size: 506 sqm approx

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