Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	[redacted] Cormorant Grange, Winter Valley Vic 3358

Indicative selling price

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

Single price $196,000

Median sale price

Median price $250,000 Property Type Vacant land Suburb Winter Valley

Period - From 04/06/2024 to 03/06/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* 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	131 Willoby Dr ALFREDTON 3350	$215,000	22/05/2025
2	60 Goldfinch Rd WINTER VALLEY 3358	$199,000	17/03/2025
3	5 Aspen St WINTER VALLEY 3358	$120,000	18/02/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04/06/2025 16:08

Cormorant Grange, Winter Valley Vic 3358

Lisa Horvat
03 5324 2408
0400 533 667
lisa@ballaratpropertyagents.com.au



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Property Type: Land
Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price
$196,000
Median Land Price
04/06/2024 - 03/06/2025: $250,000

Comparable Properties



131 Willoby Dr ALFREDTON 3350 (REI)

- - -

Price: $215,000
Method: Private Sale
Date: 22/05/2025
Property Type: Land
Land Size: 401 sqm approx

Agent Comments



60 Goldfinch Rd WINTER VALLEY 3358 (VG)

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Price: $199,000
Method: Sale
Date: 17/03/2025
Property Type: Land
Land Size: 376 sqm approx

Agent Comments

5 Aspen St WINTER VALLEY 3358 (VG)

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Price: $120,000
Method: Sale
Date: 18/02/2025
Property Type: Land
Land Size: 522 sqm approx

Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408

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