

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

13 Sugarloaf Road, Winter Valley Vic 3358

Indicative selling price

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

Range between

\$330,000

&

\$350,000

Median sale price

Median price

\$200,000

Property Type

Vacant land

Suburb

Winter Valley

Period - From

05/10/2020

to

04/10/2021

Source

REIV

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	35 Sydney Way ALFREDTON 3350	\$325,000	10/08/2021
2	41 Sydney Way ALFREDTON 3350	\$325,000	03/06/2021
3	99 Wexford St ALFREDTON 3350	\$320,000	05/07/2021

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:

05/10/2021 14:38



Property Type: Land
Land Size: 607 sqm approx
Agent Comments

Indicative Selling Price
\$330,000 - \$350,000
Median Land Price
05/10/2020 - 04/10/2021: \$200,000

Comparable Properties

35 Sydney Way ALFREDTON 3350 (REI/VG) **Agent Comments**



Price: \$325,000
Method: Private Sale
Date: 10/08/2021
Property Type: Land (Res)
Land Size: 572 sqm approx

41 Sydney Way ALFREDTON 3350 (REI/VG) **Agent Comments**



Price: \$325,000
Method: Private Sale
Date: 03/06/2021
Property Type: Land (Res)
Land Size: 576 sqm approx

99 Wexford St ALFREDTON 3350 (VG) **Agent Comments**



Price: \$320,000
Method: Sale
Date: 05/07/2021
Property Type: Land
Land Size: 637 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300