

# 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

57 The Ridge, Winter Valley Vic 3358

### Indicative selling price

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

Range between \$330,000 & \$350,000

### Median sale price

Median price \$275,000 Property Type Vacant land Suburb Winter Valley

Period - From 27/05/2023 to 26/05/2024 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.

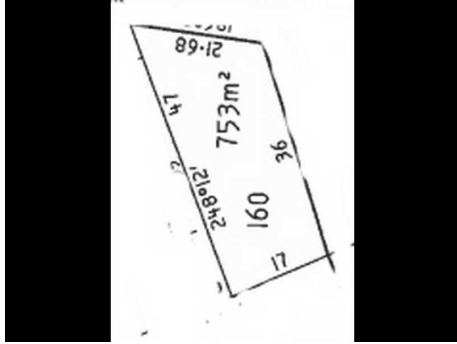
	Address of comparable property	Price	Date of sale
1	39 Rance Rd DELACOMBE 3356	\$365,000	13/05/2024
2	68 Cuzens Rd ALFREDTON 3350	\$347,000	29/04/2024
3	21 Cropley St LUCAS 3350	\$320,000	06/05/2024

**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:

27/05/2024 14:43



**Property Type:** Land  
**Land Size:** 753 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$330,000 - \$350,000  
**Median Land Price**  
 27/05/2023 - 26/05/2024: \$275,000

## Comparable Properties



**39 Rance Rd DELACOMBE 3356 (REI)**

Agent Comments



**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 13/05/2024  
**Property Type:** Land  
**Land Size:** 697 sqm approx

**68 Cuzens Rd ALFREDTON 3350 (VG)**

Agent Comments



**Price:** \$347,000  
**Method:** Sale  
**Date:** 29/04/2024  
**Property Type:** Land  
**Land Size:** 755 sqm approx



**21 Cropley St LUCAS 3350 (REI)**

Agent Comments



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 06/05/2024  
**Property Type:** Land  
**Land Size:** 640 sqm approx

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