

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality and postcode
Carrigum Estate, Winter Valley

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

type or class

Single price

Lots 627, 628, 643 & 724 (347sqm to 352sqm)	\$230,000
Lots 610, 619, 620, 621, 633, 638, 706, 707, 716, 729, 738, 929 (400sqm to 419sqm)	\$239,000
Lots 605, 606 935, 607, 613, 615, 618, 622, 712, 720, 835, 843, 921, 931, (448sqm to 497sqm)	\$245,000
Lots 612, 614, 626, 642, 708, 711, 803, 811 (512sqm to 537sqm)	\$260,000
Lots 201, 834, 836, 837, 840, 920, 937, 938 (563sqm to 577sqm)	\$275,000

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$250,000	Suburb or locality	Winter Valley
Period - From	14/04/2024	To	13/04/2025

Source: Property Data

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

Vacant Land

Address of comparable unit

Price

Date of sale

Lots 347sqm-352sqm	Lot 254, Winterfield North, Winter Valley, Vic 3358	\$269,000	20/09/2024
	Lot 57, Telemark Street, Winter Valley	\$245,000	28/10/2024
	42 Cormorant Grange, Winter Valley	\$248,000	28/08/2024

Unit type or class

Vacant Land

Address of comparable unit

Price

Date of sale

Lots 400sqm-419sqm	Lot 84, 29a Spoonbill Avenue, Winter Valley	\$235,000	29/10/2024
	31 Cormorant Grange, Winter Valley	\$255,000	13/06/2024
	18 Cruz Road, Winter Valley	\$250,000	21/10/2024

Unit type or class

Vacant Land

Address of comparable unit

Price

Date of sale

Lots 448sqm-487sqm	Lot 162, 28 Sprinter Way, Winter Valley	\$235,000	13/08/2024
	18 Cruz Road, Winter Valley	\$250,000	21/10/2024
		\$	

OR

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

Unit type or class

Vacant Land

	Address of comparable unit	Price	Date of sale
Lots 512sqm-537sqm	Lot 156, 31 Amalfi Street, Winter Valley	\$240,000	20/09/2024
	Lot 118, 28 Picasso Street, Winter Valley	\$245,000	30/08/2024
	Lot 718, 13 Ashton Avenue, Winter Valley,	\$239,000	11/03/2025

Unit type or class

Vacant Land

	Address of comparable unit	Price	Date of sale
Lots 563sqm – 577sqm	Lot 12, Barossa Drive, Winter Valley	\$325,000	16/12/2024
	43 Wedge Tail Drive, Winter Valley	\$260,000	05/12/2024
		\$	

OR

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

This Statement of Information was prepared on: 14/04/2025