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 and postcode	21 BUTCHERBIRD PARADE WINTER VALLEY VIC 3358

Indicative selling price

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

~~Single Price~~		or range between	$545,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,500	Property type	House	Suburb	Winter Valley
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
38 CORMORANT GRANGE WINTER VALLEY VIC 3358	$545,000	04-Dec-24
29 CORMORANT GRANGE WINTER VALLEY VIC 3358	$595,000	04-Dec-24
10 BROLGA BOULEVARD WINTER VALLEY VIC 3358	$570,000	11-Apr-25

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: 08 May 2025

Tomas Lineker
M 0476222418
E tom@ballaratrealestate.com.au



38 CORMORANT GRANGE WINTER VALLEY VIC 3358

4 2 2

Sold Price **$545,000** Sold Date **04-Dec-24**

Distance **0.22km**



29 CORMORANT GRANGE WINTER VALLEY VIC 3358

4 2 2

Sold Price **$595,000** Sold Date **04-Dec-24**

Distance **0.34km**



10 BROLGA BOULEVARD WINTER VALLEY VIC 3358

4 2 2

Sold Price RS **$570,000** Sold Date **11-Apr-25**

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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