

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

4 Lavender Court Wallan VIC 3756

Indicative selling price

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

Single Price

\$219,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$254,000

Property type

Land

Suburb

Wallan

Period-from

01 Jun 2019

to

31 May 2020

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

63 Springridge Boulevard Wallan VIC 3756	\$240,000	04-Feb-20
21 Gardenia Avenue Wallan VIC 3756	\$240,000	05-Sep-19
7 Stella Court Wallan VIC 3756	\$240,000	09-Sep-19

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.~~

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63 Springridge Boulevard Wallan VIC 3756

Sold Price **\$240,000** Sold Date **04-Feb-20**

4 2 -

Distance **0.24km**



21 Gardenia Avenue Wallan VIC 3756

Sold Price Sold Date **05-Sep-19**

4 2 -

Distance **0.37km**

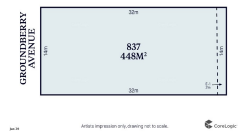


7 Stella Court Wallan VIC 3756

Sold Price Sold Date **09-Sep-19**

4 2 2

Distance **1.01km**



4 Groundberry Avenue Wallan VIC 3756

Sold Price **\$217,000** Sold Date **23-Mar-20**

4 2 2

Distance **1.44km**

RS = Recent sale UN = Undisclosed Sale

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