

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

18 Daffodil Crescent 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

or range
between

\$319,000

&

\$329,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,000

Property type

Land

Suburb

Wallan

Period-from

01 Jul 2019

to

30 Jun 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

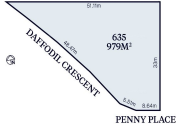




1 Penny Place Wallan VIC 3756	\$425,000	08-Jul-19
12 Ram Circuit Wallan VIC 3756	\$304,000	19-Aug-19
112 Bentinck Street Wallan VIC 3756	\$313,000	15-Jan-20

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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Daniel Bruggink
P 0431284765
M 0431284765
E dan@wilsonpartners.com.au

	1 Penny Place Wallan VIC 3756	Sold Price	\$425,000	Sold Date	08-Jul-19
	Distance	0.16km			
	12 Ram Circuit Wallan VIC 3756	Sold Price	\$304,000	Sold Date	19-Aug-19
	Distance	1.6km			
	112 Bentinck Street Wallan VIC 3756	Sold Price	\$313,000	Sold Date	15-Jan-20
	Distance	2.22km			

RS = Recent sale UN = Undisclosed Sale

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