

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

3 Budd Avenue 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Farm

Suburb

Wallan

Period-from

01 Jun 2020

to

31 May 2021

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

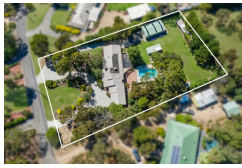
Date of sale

3 Parkside Rise Wallan VIC 3756	\$1,023,000	06-Feb-21
157 William Street Wallan VIC 3756	\$1,125,000	23-Feb-21
6 William Street Wallan VIC 3756	\$1,000,000	16-Oct-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.~~

This Statement of Information was prepared on: 29 June 2021



3 Parkside Rise Wallan VIC 3756

Sold Price

\$1,023,000

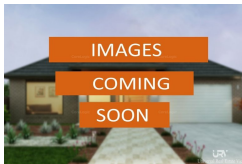
Sold Date

06-Feb-21

 4  2  6

Distance

0.28km



157 William Street Wallan VIC 3756

Sold Price

\$1,125,000

Sold Date

23-Feb-21

 8  4  10

Distance

0.51km



6 William Street Wallan VIC 3756

Sold Price

\$1,000,000

Sold Date

16-Oct-20

 5  2  8

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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