

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

31 Newbridge Boulevard 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,500

Property type

House

Suburb

Wallan

Period-from

01 May 2019

to

30 Apr 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

79 Wallara Waters Boulevard Wallan VIC 3756	\$495,000	21-Mar-20
30 Richmond Street Wallan VIC 3756	\$495,000	17-Feb-20
28 Samson Brook Drive Wallan VIC 3756	\$550,000	15-Feb-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: 26 May 2020

 79 Wallara Waters Boulevard, Wallan VIC 3756	79 Wallara Waters Boulevard Wallan VIC 3756	Sold Price	\$495,000	Sold Date	21-Mar-20
79 Wallara Waters Boulevard, Wallan	4 2 2			Distance	0.62km
	30 Richmond Street Wallan VIC 3756	Sold Price		Sold Date	17-Feb-20
	4 2 2			Distance	1.14km
	28 Samson Brook Drive Wallan VIC 3756	Sold Price	\$550,000	Sold Date	15-Feb-20
	4 2 2			Distance	1.24km

RS = Recent sale

UN = Undisclosed Sale

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