

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

24 Cascade 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

or range
between

\$415,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Wallan

Period-from

01 Jan 2019

to

31 Dec 2019

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

16 Tarago Street Wallan VIC 3756	\$435,000	20-Mar-19
38 Greenvale Avenue Wallan VIC 3756	\$440,000	19-Apr-19
23 Richmond Street Wallan VIC 3756	\$395,000	13-Jun-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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16 Tarago Street Wallan VIC 3756

Sold Price

\$435,000

Sold Date

20-Mar-19

3 2 2

Distance

0.1km



38 Greenvale Avenue Wallan VIC 3756

Sold Price

\$440,000

Sold Date

19-Apr-19

3 2 2

Distance

0.16km



23 Richmond Street Wallan VIC 3756

Sold Price

\$395,000

Sold Date

13-Jun-19

3 2 1

Distance

0.25km



26 Blue Lake Drive Wallan VIC 3756

Sold Price

\$430,000

Sold Date

23-Oct-19

3 2 2

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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