

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

1 Riversdale Mews 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

\$512,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Wallan

Period-from

01 Oct 2019

to

30 Sep 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
100 Raglan Street Wallan VIC 3756	\$480,000	07-Apr-20
24 Cascade Avenue Wallan VIC 3756	\$417,500	12-Feb-20
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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CoreLogic®

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	100 Raglan Street Wallan VIC 3756	Sold Price	\$480,000	Sold Date	07-Apr-20	Distance	0.58km
	3		2		1		
	24 Cascade Avenue Wallan VIC 3756	Sold Price	\$417,500	Sold Date	12-Feb-20	Distance	2.95km
	3		2		1		
	23 Richmond Street Wallan VIC 3756	Sold Price	\$395,000	Sold Date	13-Jun-19	Distance	3.2km
	3		2		1		

RS = Recent sale UN = Undisclosed Sale

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