

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Stage 18 Wallan Valley Estate, Wallan, 3756, VIC

Including suburb or
locality and postcode

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 \$246,000 & \$270,600

Median sale price

Median price \$258,300 Property Type Land Suburb or Locality Wallan, 3756

Period - From 26/02/2020 to 12/01/2021 Source REA

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 4 Whistler Ave, Wallan, 3756	\$250,000	07/08/2020
2 20 Lauricella Drive, Wallan, 3756	\$253,700	26/02/2020
3 65 Riceflower Rise, Wallan, 3756	\$270,000	24/10/2020

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: 12/01/2021