



Safe!

As per the strict guidelines from the Department of Health (Australian Government), we must follow the following guidelines for private inspections:



SANITISING

You are required to sanitise your hands upon entry. We will be sanitising all the surfaces and door handles before and after each inspection.



IF YOU ARE

Please do not attend an inspection if you have any COVID-like symptoms or have had contact with someone who has returned from overseas in the last 14 days.

STATEMENT OF INFORMATION

39 POPPY DRIVE, WALLAN, VIC 3756

PREPARED BY VIKAS ANEJA, MELVIC REAL ESTATE, PHONE: 0430271027

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Be Safe! As per the latest guidelines from the Department of Health (Queensland Government), we must follow the following measures for private inspections.

- SOCIAL DISTANCING** Please do not get too close to the agent or staff members and follow all relevant social distancing guidelines.
- SANITISING** Please regularly sanitise your hands, cover your mouth and nose when coughing and sneezing, and use hand sanitiser before and after each inspection.
- IF YOU ARE SICK** Please do not attend any inspection if you have any flu-like symptoms or have been in contact with someone who has been ill overseas within the last 14 days.

Bombay

39 POPPY DRIVE, WALLAN, VIC 3756



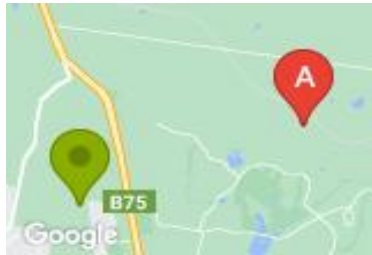
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$450,000 to \$495,000**

Provided by: Vikas Aneja, Melvic Real Estate

MEDIAN SALE PRICE



WALLAN, VIC, 3756

Suburb Median Sale Price (Vacant Land)

\$340,000

01 April 2023 to 31 March 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



7 BIRDWOOD CRES, WALLAN, VIC 3756



Sale Price

***\$440,000**

Sale Date: 19/12/2023

Distance from Property: 3.2km



This report has been compiled on 13/05/2024 by Melvic Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

39 POPPY DRIVE, WALLAN, VIC 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$450,000 to \$495,000

Median sale price

Median price

\$340,000

Property type

Vacant Land

Suburb

WALLAN

Period

01 April 2023 to 31 March 2024

Source

pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

7 BIRDWOOD CRES, WALLAN, VIC 3756

*\$440,000

19/12/2023

This Statement of Information was prepared on:

13/05/2024