# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 6 Dampiera Avenue, Wallan Vic 3756

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$480,000		&		\$520,000			
Median sale p	rice							
Median price	\$510,000	Pro	operty Type	Hou	ise		Suburb	Wallan
Period - From	01/01/2020	to	31/12/2020		So	urce	REIV	

## 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.

Add	dress of comparable property	Price	Date of sale
1	14 Tarago St WALLAN 3756	\$502,000	22/01/2021
2	25 Dampiera Av WALLAN 3756	\$495,000	03/12/2020
3	4B Stanley St WALLAN 3756	\$485,000	07/01/2021

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:

06/02/2021 16:58



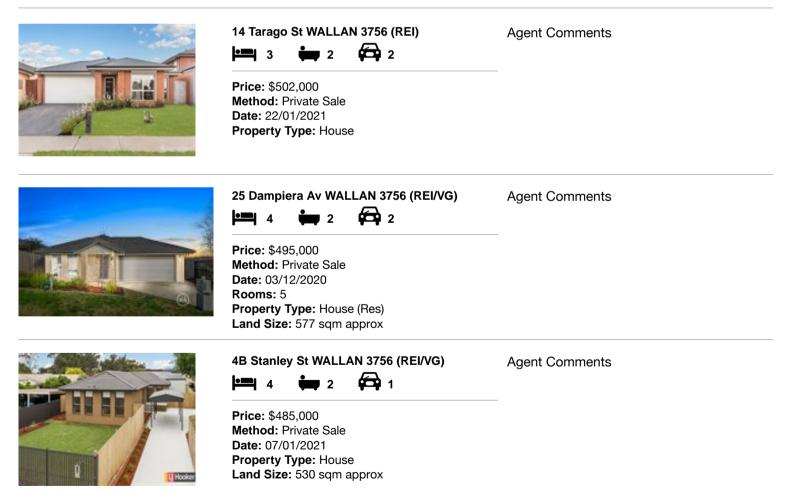






**Property Type:** Land **Land Size:** 627 sqm approx Agent Comments Indicative Selling Price \$480,000 - \$520,000 Median House Price Year ending December 2020: \$510,000

# **Comparable Properties**



Account - Little Real Estate | P: 07 3037 0255

