

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

18 Almond 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,750

Property type

House

Suburb

Wallan

Period-from

01 Mar 2020

to

28 Feb 2021

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

34 Almond Avenue Wallan VIC 3756	\$510,000	12-Jun-20
4 Wyatt Way Wallan VIC 3756	\$540,000	21-Jan-21
23 Holly Drive Wallan VIC 3756	\$505,000	13-Jan-21

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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34 Almond Avenue Wallan VIC 3756

3 2 2

Sold Price **\$510,000** Sold Date **12-Jun-20**

Distance **0.16km**



4 Wyatt Way Wallan VIC 3756

3 2 2

Sold Price ^{RS} **\$540,000** Sold Date **21-Jan-21**

Distance **0.22km**



23 Holly Drive Wallan VIC 3756

3 2 2

Sold Price ^{RS} **\$505,000** Sold Date **13-Jan-21**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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