



## Statement Of Information

Sections 47AF of the Estate Agents Act 1980

**44 Charles Street, Wallan 3756**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price  or range between \$589,000 & \$619,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$650,000 \*House ☒ \*unit ☐ Suburb or locality Wallan  
Period - From April 2023 to May 2023 Source REA

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
19 Alcantara Boulevard, Wallan	\$610,000	23/04/2023
17 Princes Circuit, Wallan	\$600,000	03/04/2023
11 Millbrook Terrace, Wallan	\$585,000	08/04/2023

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*.

Or

~~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\*.~~

(\*Delete as applicable)