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 or locality and postcode

19 Balmain Circuit, Wallan Vic 3756

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$590,000		&		\$630,000			
Median sale p	rice							
Median price	\$579,000	Pro	operty Type	Hou	ISE		Suburb	Wallan
Period - From	01/07/2021	to	30/09/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	23 Yan Yean Av WALLAN 3756	\$630,000	20/05/2021
2	25 Almond Av WALLAN 3756	\$620,000	05/05/2021
3	5 Balmain Cirt WALLAN 3756	\$610,000	23/02/2021

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.

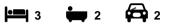
This Statement of Information was prepared on:

06/11/2021 10:59





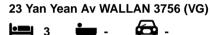




Property Type: House (Residential) Land Size: 611 sqm approx Agent Comments

Indicative Selling Price \$590,000 - \$630,000 Median House Price September quarter 2021: \$579,000

Comparable Properties



Price: \$630,000 Method: Sale Date: 20/05/2021 Property Type: House (Res) Land Size: 511 sqm approx

Agent Comments

25 Almond Av WALLAN 3756 (VG)

Agent Comments





Price: \$620,000 Method: Sale Date: 05/05/2021 Property Type: House (Res) Land Size: 605 sqm approx

5 Balmain Cirt WALLAN 3756 (REI/VG)



Agent Comments



Price: \$610.000 Method: Private Sale Date: 23/02/2021 Property Type: House Land Size: 585 sqm approx

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.