

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 consumer.vic.gov.au/underquoting

Range between

\$590,000

&

\$630,000

Median sale price

Median price

\$579,000

Property Type

House

Suburb

Wallan

Period - From

01/07/2021

to

30/09/2021

Source

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.

	Address 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



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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

23 Yan Yean Av WALLAN 3756 (VG)

Agent Comments

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



25 Almond Av WALLAN 3756 (VG)

Agent Comments

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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

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  2

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