

## 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

29 CRAIG PARRY DRIVE WALLAN VIC 3756

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Wallan

Period-from

01 Dec 2021

to

30 Nov 2022

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

6 FERN COURT HEATHCOTE JUNCTION VIC 3758	\$970,000	08-Nov-21
24 WOMBAT AVENUE HEATHCOTE JUNCTION VIC 3758	\$982,500	05-Aug-22
40 MCDONALD DRIVE WANDONG VIC 3758	\$970,000	04-Nov-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.~~

This Statement of Information was prepared on: 09 December 2022



**6 FERN COURT HEATHCOTE  
JUNCTION VIC 3758**

 4  2  2

Sold Price **\$970,000** Sold Date **08-Nov-21**

Distance **4.33km**



**24 WOMBAT AVENUE HEATHCOTE  
JUNCTION VIC 3758**

 4  2  2

Sold Price **\$982,500** Sold Date **05-Aug-22**

Distance **3.76km**



**40 MCDONALD DRIVE WANDONG  
VIC 3758**

 4  2  3

Sold Price **\$970,000** Sold Date **04-Nov-21**

Distance **4.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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