

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

23 Yan Yean 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

\$615,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

House

Suburb

Wallan

Period-from

01 Apr 2020

to

31 Mar 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

11 Yan Yean Avenue Wallan VIC 3756	\$617,000	09-Mar-21
169 Wallara Waters Boulevard Wallan VIC 3756	\$615,000	04-Feb-21
10 Cascade Avenue Wallan VIC 3756	\$615,000	28-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.~~

This Statement of Information was prepared on: 19 April 2021

Vanessa Bruggink

M 0487127372

E ness@wilsonpartners.com.au

11 Yan Yean Avenue Wallan VIC 3756

 4
  2
  2

Sold Price

\$617,000

Sold Date

09-Mar-21

Distance

0.09km

169 Wallara Waters Boulevard Wallan VIC 3756

 4
  2
  4

Sold Price

^{RS}\$615,000

Sold Date

04-Feb-21

Distance

0.25km

10 Cascade Avenue Wallan VIC 3756

 4
  2
  4

Sold Price

\$615,000

Sold Date

28-Jan-21

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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