



Statement Of Information

Sections 47AF of the Estate Agents Act 1980

46 Batman Crescent Wallan 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 \$629,000 & \$659,000

Median sale price

(*Delete house or unit as applicable)

Median price *House ☒ *unit ☐ Suburb or locality
Period - From to Source

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
48 Batman Crescent, Wallan	\$675,000	06/06/2022
8 Kirribilli Crescent, Wallan	\$661,000	07/06/2022
6 Greenvale Avenue, Wallan	\$660,000	24/05/2022

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)