

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

53 Watson Street 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

\$540,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Wallan

Period-from

01 Feb 2021

to

31 Jan 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

13 Queen Street Wallan VIC 3756	\$658,000	15-Dec-21
4 Nash Court Wallan VIC 3756	\$560,000	28-Jan-22
9 McLeod Court Wallan VIC 3756	\$540,000	03-Sep-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: 03 February 2022

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**13 Queen Street Wallan VIC 3756**

Sold Price

RS

\$658,000

Sold Date

15-Dec-21

4



2



2

Distance

0.38km**4 Nash Court Wallan VIC 3756**

Sold Price

RS

\$560,000

Sold Date

28-Jan-22

3



2



4

Distance

0.43km**9 McLeod Court Wallan VIC 3756**

Sold Price

\$540,000

Sold Date

03-Sep-21

3



2



2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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