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

1870 VALLEY D	DRIVE WALL	LAN VIC 3	756
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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 rang betwee		\$800,000	&	\$1,500,000
Median sale price (*Delete house or unit as app	plicable)						
Median Price	\$620,000	Prop	erty type		House	Suburb	Wallan
Period-from	01 Jul 2023	to	30 Jun 20	024	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.

Price	Date of sale
\$700,000	22-Feb-24

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 July 2024

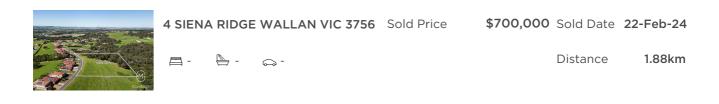


consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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