

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

*House

X

*Unit

Suburb

Wallan

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

15 Cascade Avenue Wallan VIC 3756	\$350,000	18-Mar-19
3/36 Bridgewater Parkway Wallan VIC 3756	\$399,900	01-Nov-17
1/13 Wellington Street Wallan VIC 3756	\$329,000	13-Dec-17

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.~~

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15 Cascade Avenue Wallan VIC 3756

 3  2  2

Sold Price

\$350,000

Sold Date

18-Mar-19

Distance

0.09km



3/36 Bridgewater Parkway Wallan VIC 3756

 3  2  1

Sold Price

\$399,900

Sold Date

01-Nov-17

Distance

1.17km



1/13 Wellington Street Wallan VIC 3756

 3  2  1

Sold Price

\$329,000

Sold Date

13-Dec-17

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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