

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 Nettle Street, Wallan, VIC 3756

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$585,000

&

\$643,500

### Median sale price

Median price

\$635,000

Property Type

House

Suburb

Wallan (3756)

Period - From

01/01/2022

to

31/12/2022

Source

Pricefinder

### Comparable property sales

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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
30 BUCKLAND HILL DRIVE, WALLAN VIC 3756	\$585,000	14/02/2023
24 TARAGO STREET, WALLAN VIC 3756	\$600,000	18/01/2023
55 ALCANTARA BOULEVARD, WALLAN VIC 3756	\$605,000	23/11/2022

This Statement of Information was prepared on: 22/02/2023