

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

24 MELVILLE 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

or range
between

\$280,000

&

\$308,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Other

Suburb

Wallan

Period-from

01 Mar 2023

to

29 Feb 2024

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

24 PRINCES CIRCUIT WALLAN VIC 3756	\$300,000	11-May-23
1 HARDHEAD STREET WALLAN VIC 3756	\$305,767	16-Nov-22
23 AUSTRAL STREET BEVERIDGE VIC 3753	\$338,000	17-Feb-23

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: 04 March 2024

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24 PRINCES CIRCUIT WALLAN VIC Sold Price **\$300,000** Sold Date **11-May-23**
3756

 -  -  -

Distance **1.15km**



1 HARDHEAD STREET WALLAN VIC Sold Price **\$305,767** Sold Date **16-Nov-22**
3756

 1  1  -

Distance **3.56km**



23 AUSTRAL STREET BEVERIDGE Sold Price **\$338,000** Sold Date **17-Feb-23**
VIC 3753

 4  2  -

Distance **4.91km**

RS = Recent sale UN = Undisclosed Sale

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