

# 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 or  
locality and postcode

Lot 13/158 King St Wallan

### Indicative selling price

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

Single price \$235,000

### Median sale price

Median price \$245,000

Property type Land

Suburb Wallan

Period - From 30/6/2020

to

31/12/2020

Source Pricerfinder.com.au

### Comparable property sales

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
1. 12 Batman Crescent Wallan	\$240,000	18/1/21
2. 23 Jasmine Place Wallan	\$255,000	10/12/20
3. 14 Macinnac Avenue Wallan	\$250,000	27/11/20

This Statement of Information was prepared on: 17<sup>th</sup> March 2021