



Statement Of Information

Sections 47AF of the Estate Agents Act 1980

4 Charles Street, Wallan 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 \$589,000 & \$629,000

Median sale price

(*Delete house or unit as applicable)

Median price \$647,000 *House ☒ *unit ☐ Suburb or locality Wallan
Period - From Jul 2022 to Oct 2022 Source REA

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
3 Tower Court, Wallan	\$630,000	13/10/2022
93 Wallara Waters Boulevard, Wallan	\$635,000	06/07/2022
13 Avon Court, Wallan	\$640,000	19/09/2022

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*.

Or

~~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*.~~

(*Delete as applicable)