



## Statement Of Information

Sections 47AF of the Estate Agents Act 1980

### 29 Charles Street Wallan 3756

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price  or range between \$610,000.00 & \$650,000.00

#### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House ☒ \*unit ☐ Suburb or locality   
Period - From  to  Source

#### 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
20 Charles St Wallan	\$605,000	31/12/2022
68 Riceflower Rise Wallan	\$630,000	21/12/2021
24 Australia Drive Wallan	\$623,000	17/12/2021

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)