

# 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

31 Stanley St Wallan

### 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 \$XXXXXXXXXX or range between \$305,000 & \$330,000

### Median sale price

Median price \$380,000

Property type Unit

Suburb Wallan

Period - From 1/12/19

to

30/5/2020

Source [www.pricefinder.com.au](http://www.pricefinder.com.au)

### 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
1 3/136 Dudley St Wallan	\$330,000	1/5/2020
2 9/76 Windham St Wallan	\$350,000	14/2/2002
3 10/43 Darraweit Rd, Wallan	\$390,000	17/12/2020

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: 3/7/2020