

STATEMENT OF INFORMATION

122 HIGH STREET, WALLAN, VIC 3756

PREPARED BY ONE GROUP REALTY, 723 HIGH ST EPPING

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

122 HIGH STREET, WALLAN, VIC 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$4,200,000 to \$4,500,000

Median sale price

Median price

\$882,500

Property type

Vacant Land

Suburb

WALLAN

Period

01 April 2021 to 31 March 2022

Source

 pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

2/69 HIGH ST, WALLAN, VIC 3756

\$460,000

04/12/2021

This Statement of Information was prepared on:

30/04/2022