## 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 and postcode

2 Periwinkle Crescent Wallan VIC 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	\$540,000	&	\$560,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$480,000	Prop	erty type	rpe House		Suburb	Wallan
Period-from	01 Nov 2019	to	31 Oct 2	2020	Source		Corelogic

## 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
13 Periwinkle Crescent Wallan VIC 3756	\$590,000	22-Feb-20
17 Periwinkle Crescent Wallan VIC 3756	\$450,000	31-Jul-20
20 Pavonia Avenue Wallan VIC 3756	\$480,000	21-Feb-20

#### 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: 05 November 2020



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13 Periwinkle Crescent Wallan VIC Sold Price 3756

\$590,000 Sold Date 22-Feb-20

0.09km Distance

17 Periwinkle Crescent Wallan VIC Sold Price 3756

**\$450,000** Sold Date

31-Jul-20

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0.11km



20 Pavonia Avenue Wallan VIC 3756

Sold Price

\$480,000 Sold Date 21-Feb-20

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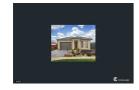
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0.13km Distance



8 Springridge Boulevard Wallan VIC Sold Price 3756

\$ 2

**\$495,000** Sold Date **11-Mar-20** 

Distance 0.46km



42 Australis Drive Wallan VIC 3756 Sold Price

\$548,000 Sold Date 03-Feb-20

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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