

## STATEMENT OF INFORMATION

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address Stage 18 Wallan Valley Estate, Wallan, 3756, VIC

Including suburb or  
locality and postcode

#### 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 \$297,000 & 327,000

#### Median sale price

Median price \$308,000 Property Type Land Suburb or Locality Wallan, 3756

Period - From 27/01/2020 to 12/01/2021 Source REA

#### 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 12 Editorial Avenue, Wallan 3756	\$295,000	23/10/2020
2 63 Darraweit Road, Wallan, 3756	\$317,000	22/12/2020
3 112 Bentwick Street, Wallan 3756	\$313,000	27/01/2020

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: 12/01/2021