

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

19A Pretty Sally Drive 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$248,000

Property type

Land

Suburb

Wallan

Period-from

01 Jan 2019

to

31 Dec 2019

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

114 Bentinck Street Wallan VIC 3756	\$260,000	06-Jan-20
8 Penny Place Wallan VIC 3756	\$277,500	10-Dec-19
5 Avon Court Wallan VIC 3756	\$271,000	14-Oct-19

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: 23 January 2020



114 Bentinck Street Wallan VIC 3756

Sold Price

RS

\$260,000

Sold Date

06-Jan-20



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Distance

1.17km



8 Penny Place Wallan VIC 3756

Sold Price

\$277,500

Sold Date

10-Dec-19



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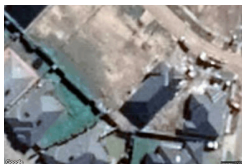
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Distance

0.85km



5 Avon Court Wallan VIC 3756

Sold Price

\$271,000

Sold Date

14-Oct-19



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Distance

2.78km

RS = Recent sale

UN = Undisclosed Sale

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