

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

35 Riceflower Rise 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

House

Suburb

Wallan

Period-from

01 Sep 2019

to

31 Aug 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

45 Siena Way Wallan VIC 3756	\$565,000	10-Jul-19
38 Riceflower Rise Wallan VIC 3756	\$541,000	13-Jun-20
33 Riceflower Rise Wallan VIC 3756	\$536,000	02-Jul-20

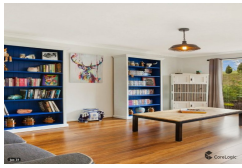
OR

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: 08 September 2020



Achal Arora
P 03 8372 3072
M 0432413929
E achal@urevic.com.au



45 Siena Way Wallan VIC 3756

Sold Price

\$565,000

Sold Date

10-Jul-19

4 2 2

Distance

3.99km



38 Riceflower Rise Wallan VIC 3756

Sold Price

\$541,000

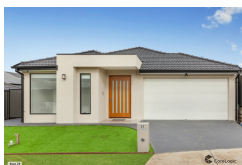
Sold Date

13-Jun-20

- 2 2

Distance

0.11km



33 Riceflower Rise Wallan VIC 3756

Sold Price

\$536,000

Sold Date

02-Jul-20

4 2 2

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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